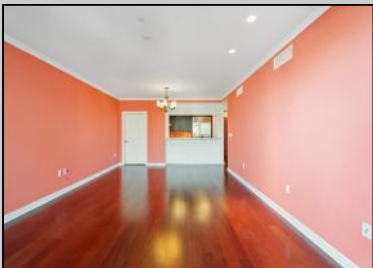
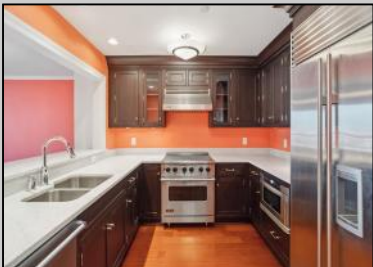


9601 Atlantic
Lower Township, NJ 08260

Asking \$800,000.00



COMMENTS

Welcome to The Sunset, Residence 206, at The Grand at Diamond Beach! Discover coastal sophistication in this impeccably designed two-bedroom, two-bath residence at one of the Jersey Shore's most sought-after addresses — The Grand in Diamond Beach. This upscale condominium offers a seamless blend of comfort and elegance, featuring rich Brazilian hardwood floors, a spacious walk-in closet, and a gourmet kitchen outfitted with premium Viking appliances. The open-concept layout is ideal for entertaining or relaxing, while the private balcony invites you to soak in stunning coastal and sunset views. Life at The Grand means more than just a beautiful home — it's an experience. Take advantage of a full suite of amenities including a resort-style pool, luxurious spa, well-equipped fitness center, and an exclusive club room designed for owners and their guests. A private storage space is included for added convenience. Perfect for year-round living, a weekend escape, or a high-end rental, this property is ready for immediate enjoyment. Located just steps from restaurants, boutique shopping, and the beach, The Grand is known for its vibrant calendar of social events and its unmatched community lifestyle. Looking for more flexibility? This unit features an adjoining door to neighboring Unit 201, which is also on the market. Together, they offer nearly 2,900 square feet of combined living space — a rare find with endless possibilities: live in both, rent one out, or create a custom dual-residence retreat. If buyer does not purchase both units, the adjoining door will be permanently closed off. These Call today to schedule your private showing!

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Hardwood Floors	2 Car	Living Room	Range
Wall To Wall Carpet	Assigned Parking	Kitchen	Oven
Tile Floors		Eat In Kitchen	Microwave Oven
		Dining Area	Refrigerator
		Laundry/Utility Room	Washer
		Storage Space	Dryer
			Dishwasher
			Disposal
AlsoIncluded	Heating	Cooling	HotWater
Furniture	Electric	Central Air	Electric
Other (See Remarks)			
Water	Sewer		
City	City		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Ask for John Sweeney
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jjjs@bergerrealty.com

