

# Berger Realty

Since 1928



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9601 Atlantic  
Lower Township, NJ 08260

Asking \$700,000.00



## COMMENTS

Welcome to The Beachcomber, Residence 201, at The Grand at Diamond Beach. Experience elevated coastal living in this beautifully appointed one-bedroom, one-and-a-half-bath residence at one of Diamond Beach's most exclusive addresses — The Grand. Designed with a refined modern aesthetic, this condo showcases premium features such as rich Brazilian hardwood flooring, custom walk-in closets, and a chef-inspired kitchen equipped with top-of-the-line Viking appliances. Step out onto your private balcony to take in sweeping water views, or immerse yourself in the lifestyle amenities that define the community — including a resort-style pool, spa, fitness center, and an elegant owners lounge. This home includes private storage and is an exceptional opportunity for either personal use or investment, offering seamless potential for immediate occupancy or rental income. The Grand is known for its vibrant social calendar and tight-knit community, all within easy reach of the area's top restaurants, shopping, and entertainment options. For those seeking expanded living space or flexible use options, this unit can be joined with neighboring Residence 206 — also available for purchase — creating a rare combined floor plan with nearly 2,900 square feet. Live in one, rent the other, or enjoy the full space as your own private retreat. If buyer does not purchase both units, the adjoining door will be permanently closed off. Call today to schedule your private showing!

## PROPERTY DETAILS

| Unit Features        | Parking/Garage | Heating  | Cooling     |
|----------------------|----------------|----------|-------------|
| Walk-In/Cedar Closet | 2 Car          | Electric | Central Air |



Ask for Matthew Bader

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