



**902 Ocean  
Lower Township, NJ 08204**

**Asking \$699,999.00**



#### COMMENTS

Welcome to Canyon Club Resort & Marina! This premier community offers the best of waterfront living with three pools, tennis courts, beautifully manicured grounds, and a full-service marina. Situated in this sought-after location, 902 Ocean Drive, Unit 703, is a beautifully maintained 2-bedroom, 2-bath condominium offered fully furnished and move-in ready. The open-concept living and dining area is filled with natural light and opens to a private balcony overlooking the sparkling pool—perfect for enjoying your morning coffee or relaxing at day's end. The kitchen provides ample cabinetry and counter space, while the spacious primary suite features its own private bath. A second bedroom and full guest bath offer comfortable accommodations for family and friends. Additional highlights include a shared private garage for covered parking and extra storage. Just minutes from Cape May, the Wildwoods, and pristine beaches, this home is ideal for year-round living or a seasonal escape. Simply unpack and start enjoying the shore lifestyle.

#### PROPERTY DETAILS

| UnitFeatures    | ParkingGarage     | OtherRooms           | AppliancesIncluded  |
|-----------------|-------------------|----------------------|---------------------|
| Fireplace       | Auto Door Opener  | Living Room          | Range               |
| Hardwood Floors | Garage            | Kitchen              | Oven                |
| Tile Floors     | 1 Car             | Breakfast Nook       | Microwave Oven      |
|                 | Attached          | Dining Area          | Refrigerator        |
|                 | Concrete Driveway | Pantry               | Washer              |
|                 |                   | Laundry/Utility Room | Dryer               |
|                 |                   | Storage Space        | Dishwasher          |
|                 |                   | Other                | Disposal            |
|                 |                   |                      | Smoke/Fire Detector |
|                 |                   |                      | Stainless Steel     |
|                 |                   |                      | Appliance           |

| AlsoIncluded        | Heating     | Cooling     | HotWater |
|---------------------|-------------|-------------|----------|
| Drapes              | Gas Natural | Central Air | Electric |
| Curtains            | Forced Air  |             |          |
| Shades              |             |             |          |
| Blinds              |             |             |          |
| Furniture           |             |             |          |
| Other (See Remarks) |             |             |          |

|        |        |
|--------|--------|
| Water  | Sewer  |
| Public | Public |

# Berger Realty

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