

**902 Ocean**  
**Lower Township, NJ 08204**

**Asking \$1,749,000.00**



#### COMMENTS

Welcome to UNIT 222 - one of the most exclusive residences in the sought-after Canyon Club Condominiums & Marina. This 3-level, 3-bedroom, 2.5-bath condo offers 1,990 sq. ft. of living space with magnificent views of Cape May Harbor, the Coast Guard station, and the renowned Canyon Club Marina—home to world-class yachts and fishing vessels. Upon entering this unit, you are immediately captivated by unobstructed panoramic views through a dramatic wall of southeast-facing windows, showcasing Cape May Harbor, Canyon Club Marina, and dramatic waterfront vistas. Enjoy the best of coastal living from two expansive bayfront decks with southeast exposure, perfectly positioned for brilliant sunrises, glowing sunset skies, and year-round migratory birdwatching. The residence includes elevator access, a shared garage in addition to assigned parking, and multiple storage areas, adding both convenience and functionality. Interior Features: Great room with a wall of windows flooding the space with natural light and immersive waterfront perspective with endless sky and sweeping harbor scenery. Spacious primary suite occupying the entire third floor, featuring a wall of windows, private balcony with stunning southeast-facing views of the marina, harbor, horizon, and sky, luxurious Jacuzzi hot tub, large walk-in closet, and brand-new dual vanity with quartz sink countertop, multicolor LED backlit mirror, and modern fixtures. Gas fireplace in great room for year round comfort. Updated kitchen features new GE Profile refrigerator/freezer, GE induction cooktop, GE convection oven with air fry, GE microwave with air fryer, beverage cooler, and modern cabinet handle upgrades. Smart lighting & tech upgrades include multicolor LED high hats with automation, Sonos sound system, Samsung smart TVs, modern ceiling fans with automation and adjustable LED lighting. New furnishings throughout, including sofa chaise by Ashley Signature Collection, new modern kitchen set, and new white modern bedroom sets with LED lighting features. Secondary full bath features brand-new dual vanity with quartz countertop, multicolor LED backlit mirror, and modern fixtures. Additional bedrooms feature cathedral ceilings; one is currently used as a gym option with meadow views. New GE Profile washer/dryer and bathroom ventilation fans. Outdoor Living: Two expansive bayfront decks with sturdy white Polywood furnishings, swivel captain's chairs and new Weber gas grill. Newly resurfaced and reinforced balconies (2025). Exclusive southeast-facing views of Canyon Club Marina, Cape May Harbor & Coast Guard station vessels. Enjoy watching the scallop boats, tour boats and mega yachts gliding across the harbor. Community Amenities: Three heated pools, tennis and pickleball courts, walking paths, and picturesque waterfront grounds with fountains. Boat slips available for rent at Canyon Club Marina. Close proximity to Cape May beaches, gourmet restaurants, wineries, Wildwood Crest and the Cape May-Lewes Ferry for adventures. This bright, renovated, meticulously maintained Towers unit is rarely available and highly sought after for its southeast-facing horizon views, floor-to-ceiling windows, unobstructed bayfront setting,

# Berger Realty

Since 1928



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elevator access, secure garage parking and prime location. A true opportunity to enjoy the finest in Cape May Harbor living. Don't miss your chance to own this extraordinary waterfront home in one of Cape May's premier communities.

## PROPERTY DETAILS

|                      |                    |                      |                     |
|----------------------|--------------------|----------------------|---------------------|
| UnitFeatures         | ParkingGarage      | OtherRooms           | AppliancesIncluded  |
| Handicap Features    | Auto Door Opener   | Living Room          | Range               |
| Fireplace            | Garage             | Dining Room          | Oven                |
| Kitchen Island       | 2 Car              | Kitchen              | Self-Clean Oven     |
| Walk-In/Cedar Closet | Attached           | Recreation/Family    | Microwave Oven      |
| Hardwood Floors      | Detached           | Eat In Kitchen       | Refrigerator        |
| Whirpool/Spa         | Assigned Parking   | Dining Area          | Washer              |
| Elevator             | Black Top Driveway | Laundry/Utility Room | Dryer               |
| Cathedral Ceiling    |                    | Great Room           | Dishwasher          |
| Foyer                |                    | Storage Space        | Disposal            |
| Tile Floors          |                    |                      | Smoke/Fire Detector |
| Security Camera      |                    |                      | Wine Cooler         |
|                      |                    |                      | Cooktop             |
|                      |                    |                      | Stainless Steel     |
|                      |                    |                      | Appliance           |
| AlsoIncluded         | Heating            | Cooling              | HotWater            |
| Curtains             | Gas Natural        | Central Air          | Electric            |
| Shades               | Forced Air         | Ceiling Fan          |                     |
| Blinds               |                    |                      |                     |
| Rugs                 |                    |                      |                     |
| Furniture            |                    |                      |                     |
| Water                | Sewer              |                      |                     |
| City                 | City               |                      |                     |



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