



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

**Asking \$1,399,000.00**



**COMMENTS**

Welcome to Unit 906 at the Canyon Club Resort Marina – a recently renovated, premier property offering breathtaking southwestern views across the marina and Cape May Harbor. Enjoy bright afternoon light throughout the day, and stunning views at night. Inside, 1,785 square feet of conditioned living space includes 3 spacious bedrooms, 2 bathrooms, and an expansive entertaining space spread over 2 stories. As you enter, the open kitchen features white shaker cabinetry, quartz countertops, a farmhouse sink, and GE Café appliances. A large kitchen island offers seating for 4, complemented by a well-outfitted pantry. Tile flooring extends through the main living area, connecting the kitchen to a dining space that seats 6, accented by a board-and-batten feature wall. The family room is centered on a gas-fed fireplace with a ledger stone surround, leading to the first of two south-facing decks with convenient bayside access to the ground level. Upstairs, two spacious bedrooms share a large hall bathroom that also houses a full-sized washer and dryer. The primary suite is found on the top level, offering vaulted ceilings, a generous seating area, a private fireplace, and an ensuite bath with dual vanities, a soaking tub, and a walk-in shower. Sliding doors open to a private second deck, allowing for a sweeping bird's eye view of the marina and harbor. This unit includes an oversized garage with a storage locker – a rare upgrade compared to the standard carport – providing ample secure space for all your boat and beach gear. An additional parking space is assigned to this unit. The Canyon Club offers resort-style amenities, including 3 saltwater pools, tennis courts, walking paths, and a prime location near downtown Cape May and its beautiful beaches. The unit is tastefully furnished with pieces from ARHAUS, Pottery Barn, and West Elm, and is as being offered turnkey. Whether your passion is boating or simply savoring the panoramic water views, Unit 906 offers the best in luxury coastal living.

**PROPERTY DETAILS**

|                     |                  |               |                    |
|---------------------|------------------|---------------|--------------------|
| UnitFeatures        | ParkingGarage    | OtherRooms    | AppliancesIncluded |
| Fireplace           | Garage           | Living Room   | Range              |
| Kitchen Island      | 2 Car            | Kitchen       | Oven               |
| Hardwood Floors     | Assigned Parking | Dining Area   | Microwave Oven     |
| Wall To Wall Carpet |                  | Storage Space | Refrigerator       |
| Tile Floors         |                  |               | Washer             |
| Mini Split          |                  |               | Dryer              |
|                     |                  |               | Dishwasher         |
|                     |                  |               | Disposal           |
|                     |                  |               | Stainless          |
|                     |                  |               | Appliance          |
|                     |                  |               | Steel              |

# Berger Realty

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✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

AlsoIncluded  
Furniture

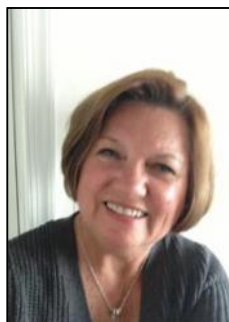
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Gas Natural

Cooling  
Central Air

HotWater  
Gas

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City

Sewer  
City



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