

# Berger Realty

Since 1920



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



2614 Canyon  
Mays Landing, NJ 08330

Asking \$249,500.00



## COMMENTS

Must-See 2-Bedroom, 2 Full Bath Condo in Timber Glen's Canyon Court! This beautifully maintained second-floor unit offers two spacious bedrooms and two full bathrooms, fully upgraded with new flooring and modern finishes throughout. Move-in ready and spotless, it features a peaceful, park-like view from the private balcony—ideal for relaxing or entertaining. Located just minutes from the Hamilton Mall, expressway, and popular restaurants, convenience meets comfort here. Low HOA fees cover amazing amenities, including a pool, clubhouse, tennis courts, exterior maintenance and insurance, water, sewer, and trash. Pet-friendly community. A fantastic opportunity you don't want to miss!

## PROPERTY DETAILS

|                        |                                       |                                                                         |                                                                         |
|------------------------|---------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Exterior<br>Vinyl      | ParkingGarage<br>None                 | OtherRooms<br>Breakfast Nook<br>Dining Area<br>Eat In Kitchen<br>Pantry | InteriorFeatures<br>Master Bath<br>Pets Allowed<br>Walk in/Cedar Closet |
| Heating<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Electric | HotWater<br>Gas                                                         | Water<br>Public Water                                                   |



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tcm@bergerrealty.com

