



**2609 Canyon
Mays Landing, NJ 08330**

Asking \$258,900.00



COMMENTS

HIGHEST AND BEST by Thursday 8/28 @ 4pm. Welcome to 2609 Canyon Court, a charming townhome in the desirable TIMBER GLEN community of Mays Landing. This spacious 2-bedroom, 2.5-bath home offers comfort, convenience, and a lifestyle filled with amenities. With approximately 1,295 square feet, there's plenty of room to relax and enjoy your space. Step into the inviting living room with BRAND-NEW carpeting, one of many fresh updates throughout the home. The entire interior has been PROFESSIONALLY PAINTED, giving every room a clean, modern feel from top to bottom. The open kitchen and dining area are perfect for everyday living and entertaining, highlighted by easy-to-maintain plank flooring and newer appliances, including the refrigerator and dishwasher. Red oak hardwood stairs lead you upstairs, where both bedrooms feature matching hardwood floors that add warmth and character. The primary bedroom includes its own EN SUITE bathroom, offering privacy and convenience. The second bedroom features two closets and enough space to potentially convert into two rooms, making it a flexible option for guests, a home office, or a shared bedroom setup. An additional full bathroom is upstairs, and a half-bath on the main level is perfect for guests. A SEPARATE LAUNDRY ROOM adds everyday functionality, while a RECENTLY PURCHASED ENERGY-EFFICIENT HVAC system with programmable thermostat and a TANKLESS WATER HEATER provides comfort, efficiency, and cost savings year-round. Out back, enjoy your own quiet retreat with a private outdoor space and exterior storage — ideal for seasonal items or extras. Living in TIMBER GLEN comes with more than just a great home. You'll have access to a community POOL, tennis courts, clubhouse, and a SCENIC BIKE PATH, giving you plenty of ways to relax and stay active without leaving the neighborhood. And when you do head out, everything you need is close by — from shopping and dining at Consumer Square to all the retail and restaurants along the Black Horse Pike. Plus, you're just a short drive from the BEACHES and boardwalks of the Jersey Shore, as well as the nightlife, dining, and entertainment of Atlantic City — giving you the best of both everyday convenience and weekend getaways.

PROPERTY DETAILS

Exterior Shingle	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room	InteriorFeatures Hardwood Floors Master Bath Pets Allowed
Heating Forced Air Gas-Natural	Cooling Central	HotWater Tankless-gas	Water Public Water

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Sewer
Public Sewer



Ask for Michael Wallitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: mow@bergerrealty.com

