

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



902 Ocean, Canyon Club, Lower Township, NJ, 08204

Price \$949,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 5       |
| Bedrooms     | 3       |
| Baths Full   | 2       |
| Baths Half   | 0       |
| Year Built   | 1994    |
| Type         | Condo   |
| Block Number | 823.01  |
| Listing #    | 240349  |
| Taxes        | 9506.00 |

### COMMENTS

Available is a three bedroom two bath three level condominium in the unique and desirable Canyon Club Resort Marina. Unit 808 is a 1,775 square foot top floor unit located at the end of E Dock with ample harbor views including the weigh station to watch all the action during the Mid-Atlantic 500. The first level features a wide-open great room with plenty of space for yo...

### PROPERTY FEATURES

|                      |                  |             |                    |
|----------------------|------------------|-------------|--------------------|
| UnitFeatures         | ParkingGarage    | OtherRooms  | AppliancesIncluded |
| Fireplace            | Carport          | Living Room | Range              |
| Kitchen Island       | 1 Car            | Kitchen     | Microwave Oven     |
| Walk-In/Cedar Closet | Assigned Parking | Dining Area | Refrigerator       |
| Wall To Wall Carpet  |                  |             | Washer             |
| Tile Floors          |                  |             | Dryer              |
|                      |                  |             | Dishwasher         |
|                      |                  |             | Disposal           |
|                      |                  |             | Wine Cooler        |
| AlsoIncluded         | Heating          | Cooling     | HotWater           |
| Blinds               | Gas Natural      | Central Air | Electric           |
|                      | Forced Air       | Ceiling Fan |                    |
| Water                | Sewer            |             |                    |
| City                 | City             |             |                    |

### CONTACT



Ask for Valerie Vargo  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-214-5780  
Email to: vlv@bergerrealty.com

Scan to see Property page.



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