



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



902 Ocean, Canyon Club Unit #301, Lower Township, NJ,  
08204

Price \$649,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 4       |
| Bedrooms     | 2       |
| Baths Full   | 2       |
| Baths Half   | 0       |
| Year Built   | 1991    |
| Type         | Condo   |
| Block Number | 823.01  |
| Listing #    | 251103  |
| Taxes        | 6208.00 |

#### COMMENTS

***\*\*Best & Final Offers must be submitted by Wednesday 5/7 by 5PM\*\* Available is a two bedroom two bath bi-level condominium in the unique and desirable Canyon Club Resort Marina. Unit 301 is a 1,165 square foot end unit located at the end of E Dock with the water facing windows providing ample views including the weigh station to watch all the action during the Mid-Atlant...***

#### PROPERTY FEATURES

|                     |                  |                      |                     |
|---------------------|------------------|----------------------|---------------------|
| UnitFeatures        | ParkingGarage    | OtherRooms           | AppliancesIncluded  |
| Fireplace           | Carport          | Living Room          | Range               |
| Kitchen Island      | 1 Car            | Kitchen              | Microwave Oven      |
| Wall To Wall Carpet | Assigned Parking | Dining Area          | Refrigerator        |
| Whirlpool/Spa       |                  | Pantry               | Washer              |
| Tile Floors         |                  | Laundry/Utility Room | Dryer               |
|                     |                  | Storage Space        | Dishwasher          |
|                     |                  |                      | Disposal            |
|                     |                  |                      | Trash Compactor     |
|                     |                  |                      | Central Vacuum      |
|                     |                  |                      | Smoke/Fire Detector |
|                     |                  |                      | Stainless Steel     |
|                     |                  |                      | Appliance           |
| AlsoIncluded        | Heating          | Cooling              | HotWater            |
| Drapes              | Electric         | Central Air          | Electric            |
| Curtains            | Forced Air       | Ceiling Fan          |                     |
| Shades              | Heat Pump        |                      |                     |
| Blinds              |                  |                      |                     |
| Furniture           |                  |                      |                     |
| Water               | Sewer            |                      |                     |
| City                | City             |                      |                     |

#### CONTACT

Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.



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