



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



9601 Atlantic, Lower Township, NJ, 08260

Price \$1,309,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 9        |
| Bedrooms     | 3        |
| Baths Full   | 2        |
| Baths Half   | 1        |
| Year Built   | 2009     |
| Type         | Condo    |
| Block Number | 700.01   |
| Listing #    | 251463   |
| Taxes        | 11123.00 |

#### COMMENTS

*Immaculate Southern-Facing Condo at The Grand at Diamond Beach Welcome to Unit 310 at The Grand at Diamond Beach — a beautifully maintained 3-bedroom, 2.5-bath condo on the sought-after southern side of this premier oceanfront community. Pet-free and never rented, this home has been owner-occupied by the original owners and is in exceptional condition. The open-concept...*

#### PROPERTY FEATURES

|                     |                  |                      |                     |
|---------------------|------------------|----------------------|---------------------|
| UnitFeatures        | ParkingGarage    | OtherRooms           | AppliancesIncluded  |
| Hardwood Floors     | 2 Car            | Living Room          | Range               |
| Wall To Wall Carpet | Assigned Parking | Dining Room          | Oven                |
| Tile Floors         |                  | Kitchen              | Self-Clean Oven     |
|                     |                  | Laundry/Utility Room | Microwave Oven      |
|                     |                  | 1st Floor Master     | Refrigerator        |
|                     |                  | Bedroom              | Washer              |
|                     |                  |                      | Dryer               |
|                     |                  |                      | Dishwasher          |
|                     |                  |                      | Disposal            |
|                     |                  |                      | Smoke/Fire Detector |
|                     |                  |                      | Stainless Steel     |
|                     |                  |                      | Appliance           |
| AlsoIncluded        | Heating          | Cooling              | HotWater            |
| Shades              | Electric         | Central Air          | Electric            |
| Blinds              |                  | Electric             |                     |
| Other (See Remarks) |                  | Ceiling Fan          |                     |

|       |       |
|-------|-------|
| Water | Sewer |
| City  | City  |

#### CONTACT

Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-3850  
Email to: kas@bergerrealty.com

Scan to see Property page.



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