



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



902 Ocean, Lower Township, NJ, 08204

Price \$1,749,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 7        |
| Bedrooms     | 3        |
| Baths Full   | 2        |
| Baths Half   | 1        |
| Year Built   | 2004     |
| Type         | Condo    |
| Block Number | 823      |
| Listing #    | 252565   |
| Taxes        | 16874.00 |

#### COMMENTS

Welcome to UNIT 222 - one of the most exclusive residences in the sought-after Canyon Club Condominiums & Marina. This 3-level, 3-bedroom, 2.5-bath condo offers 1,990 sq. ft. of living space with magnificent views of Cape May Harbor, the Coast Guard station, and the renowned Canyon Club Marina—home to world-class yachts and fishing vessels. Upon entering this unit, you ...

#### PROPERTY FEATURES

|                      |                    |                      |                     |
|----------------------|--------------------|----------------------|---------------------|
| UnitFeatures         | ParkingGarage      | OtherRooms           | AppliancesIncluded  |
| Handicap Features    | Auto Door Opener   | Living Room          | Range               |
| Fireplace            | Garage             | Dining Room          | Oven                |
| Kitchen Island       | 2 Car              | Kitchen              | Self-Clean Oven     |
| Walk-In/Cedar Closet | Attached           | Recreation/Family    | Microwave Oven      |
| Hardwood Floors      | Detached           | Eat In Kitchen       | Refrigerator        |
| Whirlpool/Spa        | Assigned Parking   | Dining Area          | Washer              |
| Elevator             | Black Top Driveway | Laundry/Utility Room | Dryer               |
| Cathedral Ceiling    |                    | Great Room           | Dishwasher          |
| Foyer                |                    | Storage Space        | Disposal            |
| Tile Floors          |                    |                      | Smoke/Fire Detector |
| Security Camera      |                    |                      | Wine Cooler         |
|                      |                    |                      | Cooktop             |
|                      |                    |                      | Stainless Steel     |
|                      |                    |                      | Appliance           |
| AlsoIncluded         | Heating            | Cooling              | HotWater            |
| Curtains             | Gas Natural        | Central Air          | Electric            |
| Shades               | Forced Air         | Ceiling Fan          |                     |
| Blinds               |                    |                      |                     |
| Rugs                 |                    |                      |                     |
| Furniture            |                    |                      |                     |
| Water                | Sewer              |                      |                     |
| City                 | City               |                      |                     |

#### CONTACT

Ask for Blake Halliday  
Berger Realty Inc

Scan to see Property page.



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