

# Berger Realty

Since 1928



Berger Realty, Inc  
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902 Ocean  
Lower Township, NJ 08204

Asking \$929,000.00



## 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 your living & dining sets, a fully equipped kitchen including a large peninsula with bar seating. Additional features include a wood burning fireplace (gas available if conversion to a log set is desired) and access to the covered deck with a natural gas grill and access to the rear stairway leading you to the lush, landscaped courtyard and pool area. On the mid-level are two comfortable guest bedrooms and a guest bath which offers a large dual sink vanity, tub & shower as well as a laundry closet. On the upper level you will find the master suite with vaulted ceilings, private deck, fireplace, walk in closet, and a large ensuite 4-piece bath with whirlpool tub, shower & large vanity. Included are 2 parking spaces - one in the covered carport and the other a designated spot not far away as well as 3 storage rooms: one in the carport, and the two others off of each of the decks. The Canyon Club Resort Marina offers 3 pools and a tennis court, with a heated pool located right out front of this unit. If you're looking for a turn-key condo with plenty of room, amenities and only a short drive to Cape May or Wildwood Crest, then look no further. Call today for additional information or a private tour!

## PROPERTY DETAILS

### Unit Features



ParkingGarage  
Carport

1 Car  
Assigned Parking

Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: clc@bergerrealty.com

Heating  
Gas Natural  
Forced Air

OtherRooms  
Living Room  
Kitchen  
Dining Area

Cooling  
Central Air  
Ceiling Fan

AppliancesIncluded  
Range  
Microwave Oven  
Refrigerator



Electric

Water  
City

Sewer  
City