



**902 Ocean  
Lower Township, NJ 80204**

**Asking \$2,250,000.00**



**COMMENTS**

Cheers to the good life every day in your luxurious, fully furnished penthouse overlooking Cape May Harbor! Enjoy your ultra-private 3 bedroom/ 2.5 bathroom, one level 2,690+ sq ft penthouse condo with its own 2 car garage and additional storage closets. The generously sized elevator whisks family and friends up to your exclusive top floor entrance. Upon entering, you will be entranced by the breathtaking views of Cape May Harbor, as the sunlight dances on the water. Early risers are greeted each morning by a magnificent sunrise from the comfort of their newly remodeled sun-filled kitchen haven. The dramatic, custom-designed, Cambria quartz countertop with precision hand crafted 3" drop is a work of art. An easy to clean induction cooktop blends seamlessly within the sleek design. The adjoining butler's pantry with bar area (including 2 beverage refrigerators and second oven), along with the spacious open concept living room makes entertaining flawless, indoors or outdoors. Entertain proudly into the evening as no restaurant in Cape May offers such a beautiful mix of moonlight, stars and colorful marina lights reflecting off the water with this elevated view -- simply magical! The non-stop water views pull you in, once again, as you enter the primary bedroom which also accesses the expansive harbor front balcony. A comfortable primary bathroom with a walk-in shower, and a roomy walk-in closet complete this easy living lifestyle. The sweeping guest rooms of this center-square style floor plan are equally as inviting. Airy high ceilings in the guest bathroom and office (or 4th bedroom/den) enhance the "sky high" penthouse vibe. Enjoy strolling through acres of meticulously landscaped grounds with 3 unique pool styles to explore, and newly refurbished tennis/pickle ball courts. Other perks: \* Quick on/off access to GSP. Just lock your door and go -- a completely hassle free lifestyle! \* 2 designated parking spots (in addition to the private 2 car garage), plus ample guest parking. \* Attic storage (rare for a condo) \* Exact Southern positioning with exposed East and West balcony ends allows for your choice to enjoy sun or shade throughout the day. Canyon Club is an upscale residential resort-like community. Transient rentals are not permitted to ensure year-round tranquility within this private community while being only minutes to all the excitement Cape May and neighboring beach towns have to offer. Life is short -- take time to stop and smell the roses AND enjoy a world class view! Be sure to check out the Virtual Tour Video!

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Auto Door Opener	Living Room	Range
Kitchen Island	2 Car	Kitchen	Oven
Wall To Wall Carpet	Attached	Recreation/Family	Self-Clean Oven
Elevator	Assigned Parking	Dining Area	Microwave Oven
Tile Floors		Pantry	Refrigerator

# Berger Realty

Since 1928



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

[info@bergerrealty.com](mailto:info@bergerrealty.com)



		Laundry/Utility Room	Washer
		Great Room	Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Wine Cooler
			Cooktop
AlsoIncluded	Heating	Cooling	HotWater
Drapes	Gas Natural	Central Air	Electric
Curtains	Forced Air	Multi Zoned	
Blinds	Multi-Zoned		
Furniture			
Water	Sewer		
City	City		



Ask for Norman Hartzel  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

