



**902 Ocean**  
**Lower Township, NJ 08204**

**Asking \$995,000.00**



#### COMMENTS

Welcome to Unit 1504 at Canyon Club Resort and Marina! Experience resort-style living at Cape May's premier waterfront community with this beautifully furnished 3-bedroom, 2-bath condo offering 1,775 square feet of luxurious living space. With access to top-tier amenities and breathtaking surroundings, this property is designed for comfort, entertainment, and relaxation. The open-concept kitchen features granite countertops and new stainless-steel appliances (2020). A stone-finished peninsula, glass pendant lights, and integrated mood lighting offer a stylish, modern touch. The dining area and living room boast hardwood flooring, a glass dining table, a corner bar, buffet cabinet and a leather reclining sofa, all new in recent years. The seamless flow is perfect for both entertaining and quiet evenings at home. Open the custom blinds and step through the large sliding glass doors to the covered porch. Enjoy a gas grill, picturesque pool views, and partial harbor views—ideal for dining al fresco or unwinding while watching family by the pool. The two guest bedrooms feature views of the Cape May Canal and share a full guest bathroom. These rooms are perfect for visitors or can be adapted into a home office. Ascend a half flight to discover the master suite, a sanctuary complete with a cozy gas fireplace and a spacious walk-in closet. The en-suite bathroom offers dual sinks, a stand-up shower, and a jacuzzi tub, providing ultimate relaxation. The master also opens to a private upper porch, furnished with an umbrella and coffee table—perfect for morning coffee or quiet evenings outdoors. Living at Canyon Club Resort and Marina gives you access to an impressive array of amenities, including three pristine pools (a stunning infinity pool and two heated options), as well as tennis and pickleball courts. The meticulously maintained grounds feature lush landscaping, enhancing the peaceful yet vibrant atmosphere. Boating enthusiasts will appreciate the award-winning full-service marina, just minutes from the Delaware Bay and Atlantic Ocean—offering some of the best fishing on the East Coast. The condo includes a semi-private garage with parking for one car, a secured storage area, and an additional assigned parking spot. A small attic offers additional storage, and each porch has its own storage area. Unit 1504 at Canyon Club Resort and Marina is a rare, fully furnished, move-in-ready condo. Whether you're seeking a year-round residence, a vacation getaway, or a solid investment property, this condo offers the best of coastal living.

#### PROPERTY DETAILS

ParkingGarage	AppliancesIncluded	Heating	Cooling
Garage	Range	Gas Natural	Central Air
	Microwave Oven	Forced Air	Electric
	Refrigerator		
	Washer		
	Dryer		

# Berger Realty

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