



**902 Ocean
Lower Township, NJ 08204**

Asking \$995,000.00



COMMENTS

Welcome to Unit 1504 at Canyon Club Resort 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.

Exceptional Features

Spacious Living Area: 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. Comfortable

Bedrooms and Master Suite: 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 a lounge and coffee table set—perfect for morning coffee or quiet evenings outdoors.

Resort-Style Amenities: 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. HOA & Maintenance Exterior items are maintained by the association. They replaced the roof several years ago and regularly clean and paint exterior items, including annual power washing of the decks and stairwells. We are currently on the list to have our upper porch door replaced or repaired, and there is a project to refinish the decks, that we are on. Parking and Storage: The condo includes half of a private garage, a secured storage area, and an additional assigned parking spot. A small attic offers additional storage, and each porch has its own storage area. Don't Miss This Opportunity: 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

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
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Fireplace
Bar

Garage
1 Car
Attached

Living Room
Dining Room
Kitchen
Dining Area
Storage Space

Range
Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Smoke/Fire Detector

Also Included
Drapes
Curtains
Shades
Blinds
Furniture

Heating
Gas Natural

Cooling
Central Air

Hot Water
Gas

Water
City

Sewer
City

