

**9601 Park  
Lower Township, NJ 08260**

**Asking \$919,000.00**



**COMMENTS**

This side-by-side single family home sits on a large corner lot in Diamond Beach, a quaint neighborhood at the end of the island between Wildwood Crest and Cape May. The home is very clean and updated and has 3 good size bedrooms with a 1st floor master suite and 2 bedrooms on the 2nd level with a full bath. The 1st floor great room has two story ceilings making the space feel huge with a large family room, with fireplace, half bath and eating area. Off the great room is a deck that leads to the back yard with mature trees for privacy and a newly rebuilt shed for all your beach supplies, bikes, games, surfboards, furniture, etc. On the side of the house, there is a large private outdoor shower with roof that provides a great 3rd bathing option during the summer months when everyone is coming back from the beach at the same time. The home is set up to sleep 10; a 4th bedroom and 3rd full bath could be added without expanding the foundation/footprint of the home (sketches can be provided). Diamond Beach is a cozy and unique beach town with restaurants, miniature golf, ice cream, coffee shops, two full "on the sand" beach bars and a luxury hotel all nestled into 8 streets, The Crest Tavern, open all year round, is opposite 9601 Park Boulevard and is a great place to go during the summer season as well as off season for dinner, pub atmosphere, beer/liquor sales, etc. Two Mile is also nearby and has great seafood dining, boating, and water sport options along; it's a short drive over the bridge to Cape May, about 5 minutes from Diamond Beach. The beaches are a short walk and are pretty spectacular, offering waterside food and beverage service from the Icona. Generally, the residents use their homes in the summer in Diamond Beach so there are very few rentals.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Deck	2 Car	Kitchen
Vinyl	Storage Building	Concrete Driveway	Breakfast Nook
	Outside Shower		Dining Area
			Great Room
			Storage Attic
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Cathedral Ceilings	Range	Blinds	Electric
Storage	Oven	Partial Furniture	Forced Air
Wall to Wall Carpet	Self-Clean Oven		Heat Pump
Wood Burning Stove	Microwave Oven		

# Berger Realty

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