



**27 Groveland Ave  
Somers Point, NJ 08244**

**Asking \$550,000.00**



#### COMMENTS

Welcome to this beautifully maintained duplex in the heart of Somers Point, NJ, ideally located just minutes from the beaches, vibrant bay life, and the scenic charm of Ocean City, Longport, and Margate. This property offers the perfect blend of coastal living and investment opportunity, with close proximity to some of the area's best dining, shopping, and waterfront attractions. First Floor (Unit 1) Vacant Step into coastal elegance in this remodeled 2-bedroom, 1-bathroom unit in Somers Point. Every detail has been thoughtfully curated to bring a touch of seaside sophistication to this charming home. The living area is filled with natural light, complemented by high-end finishes and serene color palettes that echo the beauty of the shore. The kitchen features sleek countertops, custom cabinetry, and premium stainless-steel appliances. Both bedrooms offer cozy retreats with ample closet space, while the bathroom boasts stylish tile work with upscale & custom fixtures. Designed for both comfort and style, this unit provides a luxurious coastal lifestyle just minutes from the beach and bay. This unit has access to the full unfinished basement, laundry (full size w/d), driveway (2 car parking) and detached 1 car garage. Second Floor (Unit 2): This unit is tenant occupied. Tenant is on a month to month lease at \$1,200/month. This unit features one large bedroom, large living area with 2 hall closets, and full eat-in style kitchen. Whether for year-round living or as a perfect getaway, this first-floor unit is a true gem! Options are endless- perfect for owner occupied, AIR BNB (great location) or yearly renters! The first floor unit features spacious living areas, updated kitchen, and inviting bedrooms making it ideal for both owner-occupants and renters. Whether you're seeking a home that's a short drive from the shore or an income-generating property, this duplex provides flexibility and potential. Enjoy mornings on the nearby beaches, afternoons exploring the bay, and evenings dining at world-class restaurants in nearby Somers Point, Margate and Longport. Don't miss this chance to own a versatile property in Somers Point NJ- perfect for beach lovers and investors alike! Your Gateway to the Shore!

#### PROPERTY DETAILS

|                 |                 |                    |                    |
|-----------------|-----------------|--------------------|--------------------|
| OutsideFeatures | ParkingGarage   | OtherRooms         | Basement           |
| Porch           | Detached Garage | Dining Room        | 6 Ft. or More Head |
| Sidewalks       | One Car         | Eat In Kitchen     | Room               |
|                 |                 | Florida Room       | Full               |
|                 |                 | Great Room         | Inside Entrance    |
|                 |                 | Kitchen            | Outside Entrance   |
|                 |                 | Laundry/Utility Rm | Partially Finished |
|                 |                 | Library/Study      | Plumbing           |
|                 |                 | Living Room        | Slab               |
|                 |                 | Pantry             |                    |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dew@bergerrealty.com](mailto:dew@bergerrealty.com)

