



**131 Groveland  
Somers Point, NJ 08244**

**Asking \$469,900.00**



**COMMENTS**

Welcome to 131 W Groveland Avenue! A unique and thoughtfully updated ranch style home nestled in the heart of Somers Point. This 2 bedroom, 2 bath residence offers a perfect blend of classic character and modern convenience. Ideal for year-round living, or a beach getaway. There is more than meets the eye. Step inside to a cozy sitting room with custom tile flooring that flows into a fine living room perfect for comfort or entertaining. Enjoy two full baths with the first having radiant heated flooring, and the second a luxuriant steam shower! A spacious family room with vaulted ceiling and spiral steps leading to the loft area that can serve as great flex space such as an office or lounge, plus storage access to the attic. Enjoy outdoor living by stepping out back to a private deck, then down to a brick walkway leading to a 6/7-person hot tub! Stroll a little further on a short nature trail (complete with a fig and peach tree, plus many flowering plants) to a newly constructed pavilion! This approx. 12' x 12' structure is also built to withstand strong winds (city approvals complete Aug 2024). A large shed, with brand new roof Aug 2025, that can double as workshop or storage that includes electric outlets. The Somers Point Bike Path is conveniently located at the end of the block! Only minutes from either the beautiful Ocean City or Longport beaches, boardwalk, Somers Point Marina, Fishing piers, and Somers Point beach for summer concerts! Malibu Dog Beach is just a short 3-mile drive. A favorite place to take your furry family members! Close to restaurants, shopping, and Shore Medical Center too. There is so much to enjoy all year long! HVAC was replaced May 2025 with the highest rating for energy efficiency. Tankless Water Heater 2025, also the highest rated. The property sits on 7,500 sq ft lot, with plenty of off-street parking for 3+ vehicles, or even a small boat behind the fence! This home is not in a flood zone according to the State of NJ Flood Risk Notification Report. Don't miss your chance to make this gem your own! Open House 08/23 from 12 - 2 pm. Stop by!

**PROPERTY DETAILS**

Exterior Shingle Vinyl	OutsideFeatures Curbs Deck Fenced Yard Shed Sidewalks Sprinkler System Whirlpool/Spa	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Great Room Loft Primary BR on 1st floor Storage Attic
InteriorFeatures Carbon Monoxide	AppliancesIncluded Dishwasher	Basement Crawl Space	Heating Forced Air

# Berger Realty

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