



**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. Step inside to a cozy sitting room with custom tile flooring that flows into a fine living room perfect for comfort or entertaining. Enjoy 2 renovated bathrooms, including a luxurious 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 that can double as workshop or storage that includes electric outlets. The Somers Point Bike Path is conveniently located at the end of the street! Only minutes from the beautiful Ocean City beaches and 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! 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! Don't miss your chance to make this gem your own!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Curbs	None	Breakfast Nook
Vinyl	Deck		Den/TV Room
	Fenced Yard		Dining Area
	Shed		Eat In Kitchen
	Sidewalks		Loft
	Sprinkler System		Storage Attic
	Whirlpool/Spa		Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	Basement	Heating
Cathedral Ceiling	Disposal	Crawl Space	Forced Air
Carbon Monoxide	Dishwasher	Inside Entrance	Gas-Natural
Detector	Dryer	Outside Entrance	Radiant
Sauna	Gas Stove		

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