



**131 Groveland
Somers Point, NJ 08244**

Asking \$454,900.00



COMMENTS

Welcome to 131 W Groveland Avenue! A unique and spacious bungalow nestled in the heart of Somers Point just steps to the bike path! 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 sunroom, with custom tile flooring, that is perfect for reading a book or just opening the windows to enjoy the morning breeze with a cup of coffee. This 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 a home 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. Enjoy having 32+ feet, behind the fence in the driveway, to save on winter storage costs for your summer toys such as a boat or waverunners! Only minutes to enjoy 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! This home is not in a flood zone according to the State of NJ Flood Risk Notification Report. Make this your own! Motivated seller.

PROPERTY DETAILS

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

Berger Realty

• Since 1928 •



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



✉ oc17@BergerRealty.com

Carbon Detector	Monoxide Disposal	Crawl Space	Forced Air
Cathedral Ceiling	Dryer	Inside Entrance	Gas-Natural
Sauna	Gas Stove	Outside Entrance	Radiant
Security System	Refrigerator		
Smoke/Fire Alarm	Washer		
Storage			
Cooling	HotWater	Water	Sewer
Attic Fan	Tankless-gas	Public	Public Sewer
Ceiling Fan(s)			
Central			



Ask for Peter Harp
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: pph@bergerrealty.com

