



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

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Detector  
Cathedral Ceiling  
Sauna  
Security System  
Smoke/Fire Alarm  
Storage

Disposal  
Dryer  
Gas Stove  
Refrigerator  
Washer

Inside Entrance  
Outside Entrance

Gas-Natural  
Radiant

Cooling  
Attic Fan  
Ceiling Fan(s)  
Central

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Sheilah Baran  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [sdb@bergerrealty.com](mailto:sdb@bergerrealty.com)

