



**102 Doran**  
**Somers Point, NJ 08221**

**Asking \$524,900.00**



**COMMENTS**

Dream Home at the Shore with Endless Possibilities! Located in highly sought-after Somers Point, this amazing 4-bedroom, 2-bathroom rancher with beautiful curb appeal offers everything you need for the coastal lifestyle, year-round living or a prime investment opportunity. Just minutes from Ocean City's beach and boardwalk, Margate, and the dog beach, this home sits directly on the bike path, making it easily walkable or bikeable to bars, restaurants, and summer beach concerts. Take a moment out front to take in the adorableness and lovely curb appeal 102 Doran! Step inside and to the right, you'll find a private suite complete with its own full bathroom featuring a stall shower, single vanity, and a convenient kitchenette, perfect as a primary suite, guest quarters, in-law space or a rec area. Sliding glass doors lead to a secluded and oversized & private back deck, ideal for peaceful mornings or relaxing evenings. To the left of the entryway is a bright and open living space with a generous living room that flows into the dining area and updated kitchen. The kitchen features crisp white cabinetry, charming black hardware, stylish open shelving, and a cozy coffee nook with its own sink. Just beyond is a sunken laundry/mudroom with a brand-new washing machine and direct access to the backyard. Down the hall are three additional bedrooms, including an extra-spacious room that easily fits a king-size bed. All bedrooms are bright, well-proportioned, and share a beautifully updated hall bathroom. The fully fenced backyard is a true retreat. A private outdoor shower lets you rinse off after beach trips, so secluded you can step out in a towel and lounge comfortably. The expansive side yard, enclosed with a charming picket fence, is large enough for a volleyball court, BBQs, horseshoes, a fire pit, or the ultimate post beach hangout. Adding even more value is a detached studio, complete with electric, heat, air conditioning, a ceiling fan, and a brand new roof. This versatile space is ideal for use as she shed, man cave, home office, art studio, teen lounge, backyard bar, or personal retreat the options are truly endless. A bonus storage shed provides ample space for bikes, tools, and beach gear. The main home and studio both had new roofs installed in July 2025 with a 50-year warranty, and the central air system was fully refurbished in June 2025 for peak summer performance. Tucked in a quiet neighborhood surrounded by mature trees, this property offers peaceful privacy with easy access to Dawes Avenue School, Mainland Regional High School, St. Joseph's, shopping, dining, and the historic district. This rare combination of lifestyle, location, and flexible layout makes this home an unbeatable shore retreat or high-performing rental

**PROPERTY DETAILS**

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
|----------|-----------------|---------------|----------------------|
| Wood     | Curbs           | None          | Dining Area          |
|          | Deck            |               | In-Law Quarters      |
|          | Fenced Yard     |               | Laundry/Utility Room |

# Berger Realty

Since 1928



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|                                                                   |                                                                                             |                                |                        |                                                          |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------|------------------------|----------------------------------------------------------|
|                                                                   | Outside Shower<br>Patio<br>Paved Road<br>Shed<br>Sidewalks<br>Enclosed<br>Shower            | Outside                        |                        | Recreation/Family<br>Workshop<br>Primary BR on 1st floor |
| InteriorFeatures<br>Bar<br>Carbon<br>Detector<br>Smoke/Fire Alarm | Monoxide<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AppliancesIncluded<br>Disposal | AlsoIncluded<br>Blinds | Basement<br>Crawl Space                                  |
| Heating<br>Forced Air<br>Gas-Natural                              | Cooling<br>Ceiling Fan(s)<br>Central<br>Gas                                                 | HotWater<br>Gas                | Water<br>Public        |                                                          |
| Sewer<br>Public Sewer                                             |                                                                                             |                                |                        |                                                          |



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