

**130 Groveland  
Somers Point, NJ 08244**

**Asking \$529,500.00**



#### COMMENTS

OPEN HOUSE September 21, 2024 from 11am -1pm LOCATION AND STUNNING VIEWS . DESIRABLE EAST SIDE OF TOWN..Watch from your front porch the brilliant sunrise over the meadows and the moon glisten off the water , while in the distance the city lights of Atlantic City light up the skyline.Minutes to the beaches of Ocean City and all downtown shore points, Longport , Margate and Ventnor. Walk or bike ride to the many restaurants Somers Point has to offer and FRIDAY NIGHT BEACH CONCERTS. This ranch home sits on a corner lot with a well-manicured lawn, large side yard, and a welcoming front porch covered with a coastal awning. The exterior features a combination of a one car garage, parking pad , shed, and a back deck Upon entering the home, you step into the main living area..The home has lots of windows that allow plenty of natural light to filter into the home.The open-concept design seamlessly connects the living room, dining area, and kitchen, creating a perfect space for entertaining guests or spending time with family. The home features three bedrooms, and 3 baths each with ample space and natural light. The main bedroom includes an en-suite bathroom with modern fixtures, an enclosed glass shower and 2 bedroom closets. The second bedroom share a bathroom conveniently located in the hallway. The in-law suite is a private and separate space within the home, ideal for guests or extended family members. It includes a bedroom, a private bathroom with a shower, a cozy living area, and a kitchenette equipped with a sink,fridge, microwave, and space for a small stove.The in-law suite with its own entrance offers independence and comfort for its occupants while still being connected to the main home.The unit has its own heat and central air unit The kitchen features cherry cabinets that add warmth and sophistication to the space.The kitchen tile flooring is both stylish and easy to clean. The Stainless steel appliances are installed throughout the kitchen, giving it a sleek and modern look.A deep ss sink is included in the kitchen, providing ample space for washing dishes and preparing food. The kitchen is equipped with a gooseneck faucet, adding a touch of elegance and functionality to the sink area.The tile backsplash complements the granite countertop. Sliding glass doors off the dining area lead to the back deck, providing easy access to outdoor entertainment and relaxation spaces. The laundry room is conveniently located off the kitchen and includes additional storage space ,for laundry supplies and other items. The living room is open to the kitchen and features a cozy fireplace as a focal point. Artistic ceilings with high hat lighting ,add character and visual interest to the living room, creating a unique and inviting atmosphere.There are 2 points of entry from the living room to the main bedroom and second bedroom. The home is equipped with a tankless hot water heater, which provides hot water on demand and is energy-efficient. Overall, this open floor plan home offers a seamless flow between the kitchen, living room, and outdoor deck, making it ideal for both comfortable living and entertaining guests. The modern amenities and stylish design elements enhance the functionality and appeal of the space.Overall, this open



floor plan home offers a seamless flow between the kitchen, living room, and outdoor deck, making it ideal for both comfortable living and entertaining guests. The modern amenities and stylish design elements enhance the functionality and appeal of the space. Make this ranch on the desirable East side of Somers Point your home !

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Deck Porch Shed Sprinkler System	ParkingGarage None	OtherRooms Eat In Kitchen In-Law Quarters Laundry/Utility Room Storage Attic
InteriorFeatures Carbon Monoxide Detector Smoke/Fire Alarm	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Forced Air Gas-Natural
Cooling Ceiling Fan(s) Central Wall Units	HotWater Tankless-gas	Water Public	Sewer Public Sewer



Ask for F. Evans Campbell  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [fec@bergerrealty.com](mailto:fec@bergerrealty.com)

