



2 Church  
Cold Spring, NJ 08204



Asking \$1,725,000.00



**COMMENTS**

Welcome to Cape Island Estates. Two homes of the eight semi-custom new construction neighborhood have been released for sale on our beach to farm Cape May Island. Each unique home is designed with classic lines and timeless architecture yet constructed with modern materials and superior finishes. Easy access to all that Cape May Island has to offer with privacy of large lots and exclusivity of designer construction. This model can be expanded by enclosing rear patio or finishing the 3rd floor. Paul Burgin, a well-known craftsman, who has been building homes in the Cape May Area for over 30 years, brings integrity, experience, and artistic talent to the new Cape Island Estates. Acre lots set far off Seashore Road (see subdivision). Church Street is a new street and not on maps as of yet. Optional upgrades include but are not limited to, a detached garage, pools, outdoor living spaces, and upgraded built-ins. Please see the full brochure. There will be a Buyer coordinator to assist through the process. \$700,000 to hold a lot and start construction. Construction draws until closing. Anticipate March 2025 closing.

**PROPERTY DETAILS**

Exterior Vinyl Hardie Board	OutsideFeatures Patio Porch See Remarks	ParkingGarage Gravel Driveway	OtherRooms Living Room Dining Room Pantry Laundry/Utility Room Library/Study Storage Attic 1st Floor Primary Bedroom
	Ask for Matthew Bader Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mhb@bergerrealty.com Website: www.BADERCOLLINS.com		
	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural On Demand	