

**1 Church  
Cold Spring, NJ 08204**

**Asking \$2,050,000.00**



**COMMENTS**

Welcome to Cape Island Estates. Two homes of the eight semi-custom new construction development 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 layout includes 3250 square feet and over 1000 feet of porches. The primary suite is a separate wing on the first 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 Spring 2025 closing.

**PROPERTY DETAILS**

|  |   |   |  |
|--|---|---|--|
| <b>Exterior</b><br>Vinyl<br>Hardie Board               | <b>OutsideFeatures</b><br>Patio<br>Porch<br>See Remarks                                     | <b>ParkingGarage</b><br>Gravel Driveway | <b>OtherRooms</b><br>Living Room<br>Dining Room<br>Pantry<br>Laundry/Utility Room<br>Library/Study<br>Storage Attic<br>1st Floor Primary Bedroom |
| <b>InteriorFeatures</b><br>Fireplace- Gas              | <b>AppliancesIncluded</b><br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher | <b>Basement</b><br>Crawl Space          | <b>Heating</b><br>Gas Natural<br>Multi-Zoned   |
| <b>Cooling</b><br>Central Air Condition<br>Multi Zoned | <b>HotWater</b><br>Gas- Natural<br>On Demand  | <b>Water</b><br>Well                    | <b>Sewer</b><br>Septic   |

# Berger Realty

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

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



Ask for Colin Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ceh@bergerrealty.com](mailto:ceh@bergerrealty.com)

