

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

# Berger Realty

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