



## 4 Cape Island Estates Cold Spring, NJ 08204

Asking \$1,865,000.00



EIGHT SEMI-CUSTOM NEW CONSTRUCTION HOMES ON THE 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. 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.

**Specifications**  
Floors: 2  
Bedrooms: 4/5 plus Den or 2nd Dining Area  
Bathrooms: 3.5 Optional additional powder room  
Garage: Optional  
Foundations: Crawlspace Construction  
Wall Construction: 2x6  
Square Foot \*\* As to the architectural plan. Estimates below:  
• Main Floor: 2081  
• Upper Floor: 975 Finished optional 280 5th bedroom with sink room to create Jack and Jill Bathroom  
• Total Conditioned: 3056  
• Front Porch: 304  
• Rear patio 8'24" x 10' Option to make screened or enclosed porch  
Acre Lots set for Well and Septic  
Seller will provide a passing water test as to NJ DEP Standard and Septic approval from Cape May County Health Department  
Homeowners' Association to maintain entrance area along entrance drive, signage, and drainage structure for septic



### COMMENTS

Welcome to Cape Island Estates. A few 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 the rear patio, adding a powder room in the mud room, finishing a storage area on the 2nd floor to create a 5th bedroom and a jack-and-jill bathroom, adding a garage (as shown in the artist rendering), pool, pool house, and more. 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. Please see the full brochure. There will be a Buyer coordinator to assist through the process. Anticipate June/July 2025 closing, depending on the Contract date.

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Gravel Driveway	Living Room
Hardie Board	Porch		Dining Room
	See Remarks		Pantry
			Laundry/Utility Room
			Library/Study
			1st Floor Primary Bedroom
InteriorFeatures	Appliances Included	Basement	
Fireplace- Gas	Range	Crawl Space	
	Microwave Oven		
	Refrigerator		
	Dishwasher		
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	Well	Septic
Multi Zoned	On Demand		

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