

Berger Realty

Since 1928



Berger Realty, Inc.
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4 Cape Island Estates Cold Spring, NJ 08204

Asking \$1,865,000.00

Cape Island Estates #4
\$1,865,000

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 @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 arm along entrance drive, signage, and drainage structure for sewers.

First Floor

Level 1

Second Floor

Level 2

Timeless Elegance with Contemporary Finishes That Are Designed for Endurance.

Exterior Features:
All Plywood construction - no OSB
Curtain Front Cedar Impression Vinyl or Hard Board Clapboard Siding
Rainwater Siding

James Hardie is a well-known cement board siding product that endures and protects homes in all kinds of climate with strength, beauty, and durability. James Hardie siding is strength and durability provide impact resistance to horizontal forces, winds, rotting, cracking, splitting, beetle pest, and swelling.



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	Outside Features	Parking/Garage	Other Rooms
	Vinyl Hardie Board	Patio Porch See Remarks	Gravel Driveway	Living Room Dining Room Pantry Laundry/Utility Room Library/Study 1st Floor Primary Bedroom
	<p>Appliances Included: Range Microwave Oven Refrigerator Dishwasher</p>			
	<p>Cooling Central Air Condition Multi Zoned</p>	<p>Hot Water Gas- Natural On Demand</p>	<p>Water Well</p>	<p>Sewer Septic</p>



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