



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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Specifications

Floors: 2

Bedraoms: 4.5 plus Den or 2nd Dining Area

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Garage Optional

Foundations: Crawlepsec Construction

Wall Construction: 286

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Upper Floor: 975 Finished optional 286 5th bedraom

- Main Floor: 2061

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- Total Conditionaed: 4030

Front Porch: 994

Para paris gg/54 x 10 Option to make screened or

Acce Lots aread for Well and Septic

Beller will provide a passing outer test as no NJ DEP

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Health Department

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Hemoverner' Association to maintain seriarnes area along entrance drive, signage, and drainage easement for sweales







4 Cape Island Estates Cold Spring, NJ 08204

Asking \$1,865,000.00



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.

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PROPERTY DETAILS

Exterior OutsideFeatures ParkingGarage
Vinyl Patio Gravel Driveway
Hardie Board Porch
See Remarks



Cooling
Central Air Condition
Multi Zoned

Berger Realty Inc
3160 Asbury Avenue. Ocean City
Appliances included Basement
Rangell: 609-399-00 76 awl Space
Overmail to: mlw@bergerrealty.com
Microwave Oven
Refrigerator
Dishwasher

Water

Well

Ask for Marki Lyn Warlow

HotWater
Gas- Natural
On Demand

OtherRooms

Living Room

Dining Room

Laundry/Utility Room Library/Study

Primary

Floor

Pantry

Bedroom

Sewer Septic