



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Floors: 2 Redrooms: 4/5 plus Den or 2nd Dining Area Redrooms: 4/5 plus Den or 2nd Dining Area Garage Optional Garage Optional Garage Optional Garage Optional Will Construction: 286 Main Thorn: 2001 Upper Floor: 975 Finished optional 280 5th Bedroom Total Conditioned: 3030 Front Profit: 304 Front Porch: 304 Rear parting 3/2 x 10 Option to make screened or Rear parting 3/2 x 10 Option to make screened or Acce Lots atmost for Well and Septic Seller will provide a passang water test as to NI DED Rear parting 3/2 x 10 Option to make screened or Acce Lots atmost for Well and Septic Seller will provide a passang water test as to NI DED Rear parting 3/2 x 10 Option to make screened or Acce Lots atmost for Well and Septic Seller will provide a passang water test as to NI DED Rear Septic Seller will provide a passang water test as to NI DED Rear Septic Seller will be a s







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.

PROPERTY DETAILS

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



Central Air Condition Multi Zoned Ask for Terri Ney
Berger Realty Inc
109 E 55th St., Ocean City
Appliances included Basement
Rangell: 609-399-42 Clawl Space
OvEmail to: ney@bergerrealty.com
Microwave Oven
Refrigerator
Dishwasher

Water

Well

HotWater Gas- Natural On Demand

OtherRooms

Living Room

Dining Room

Laundry/Utility Room Library/Study

Primary

Floor

Pantry

Bedroom

Sewer Septic