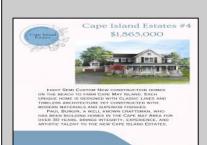




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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

> Ask for Wendy Brown Berger Realty Inc

109 E 55th St., Ocean City Appliances included., Basement InteriorFeatures Racial: 609-399-42 Clawl Space

Overmail to: wmb@bergerrealty.com Microwave Oven

Well

Refrigerator Dishwasher

Cooling HotWater Central Air Condition Gas- Natural Multi Zoned On Demand

Fireplace- Gas

Water Sewer



OtherRooms

Living Room

Dining Room

Laundry/Utility Room Library/Study

Primary

Floor

Pantry

Bedroom

Septic