Berger Realty
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Berger Realty, Inc.
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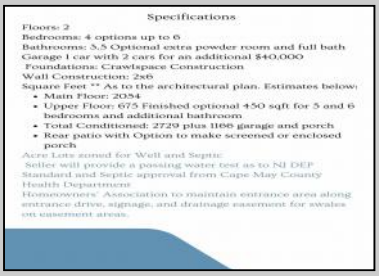
REALTOR

Cape Island Estates #5
$1,825,000

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 options up to 6
Bathrooms: 3.5 Optional extra powder room and full bath
Garage 1 car with 2 cars for an additional $40,000
Foundations: Crawlspace Construction
Wall Construction: 2x6
Square Feet ** As to the architectural plan. Estimates below:

- Main Floor: 2054
- Upper Floor: 675 Finished optional 450 sqft for 5 and 6 bedrooms and additional bathroom
- Total Conditioned: 2729 plus 1696 garage and porch
- Rear patio with Option to make screened or enclosed porch

Acre Lots zoned 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 easement for swales on easement areas.

First Floor

Second Floor

Timeless Elegance with Contemporary Finishes That Are Designed for Endurance.

Exterior Features:
All Plywood construction - no OSB
Certain Teed Cedar Impression Vinyl or Hardi Board Clapboard Siding

CertainTeed — James Hardie

CertainTeed's Cedar Impression Perfection Shingles are a high-quality and durable vinyl siding that mimics the look of cedar shingles without the maintenance issues. Its advanced technology and low maintenance make it a popular choice for homeowners looking to enhance the value and aesthetic appeal of their home.

James Hardie is a well-known cement board siding product that enhances and protects homes in all kinds of climate with strength, beauty, and durability. James Hardie siding's strength and thickness provide impact resistance to hurricane-force winds, rotting, cracking, splitting, brutal heat, and swelling

5 Cape Island Estates
Cold Spring, NJ 08204

Asking $1,825,000.00

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 and or 6th bedroom, and even adding another bathroom, make the 1 car a 2 car starting at $40,000. Add a 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	Garage	Living Room
Hardie Board	Porch	Gravel Driveway	Dining Room
	See Remarks		Pantry
			Laundry/Utility Room
			Library/Study
			1st Floor Primary Bedroom

Ask for Cynthia Henes
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AppliancesIncluded	Basement
Range	Crawl Space
Oven	
Microwave Oven	
Refrigerator	
Dishwasher	

Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	Well	Septic
Multi Zoned	On Demand		