



Berger Realty, Inc.
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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
Vinyl Patio Garage
Hardie Board Porch Gravel Driveway
See Remarks

Cooling
Central Air Condition
Multi Zoned

Berger Realty Inc
3160 Asbury Avenue, Ocean City
Appliances included
Rangell: 609-399-0076 awl Space
Overmail to: caw@bergerrealty.com
Microwave Oven
Refrigerator

Water

Well

Ask for Chris Warren

Dishwasher

HotWater
Gas- Natural
On Demand

Living Room
Dining Room
Pantry
Laundry/Utility Room
Library/Study

OtherRooms

1st Floor Primary Bedroom



Sewer Septic