



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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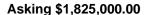
Recircanse 4 options up to 8 Bethreems 5.0 Options up to 8 Bethreems 5.0 Options destre powder reom and full both Garage 1 car with 2 cars for an additional \$40,000 Proundations Crawlapsee Construction Foundations Crawlapsee Construction Square Feet ** As to the architectural plan. Estimates below • Main Floor: 2034 • Upper Floor 97.5 Finished aptional ±50 sqft for 5 and 6 • Total Conditioned: 2729 plus 1869 jarrage and porch • Rear patio with Option to make screened or enclosed porch Relice will provide a possing water test as to M DEP Standard and Septes Relice will provide a possing water test as to M DEP Standard and Septes greyreal from Cape May County Health Department Health Department entrance drive, signage, and drainage essement for awales est unserment areas.







5 Cape Island Estates Cold Spring, NJ 08204





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

Ask for Colin Halliday
Berger Realty Inc
1670 Boardwalk, Ocean City
Appliances included
Rangall: 609-391-05@Gawl Space
Overmail to: ceh@bergerrealty.com
Microwave Oven
Refrigerator
Dishwasher

Water

Well

HotWater
Gas- Natural
On Demand

OtherRooms
Living Room
Dining Room
Pantry
Laundry/Utility Room
Library/Study
1st Floor Prima

1st Floor Primary Bedroom



Sewer Septic