



Berger Realty, Inc.
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Floors: 2 Bedrooms: 4 options up to 8 Bathrooms: 5.5 Options up to 8 Bathrooms: 5.5 Options destre powder room and full bath Garage I car with 2 cars for an additional \$40,000 roundations: Crawlepase Construction Foundations: Crawlepase Construction Square Feet ** As to the architectural plan. Estimates below • Main Thour 2054 • Upper Ploor, 675 Finished optional \$50 sqft for 5 and 6 • Total Conditioned: 2729 plus 1869 garage and porch • Rear patio with Option to make screened or enclosed porch Sellet will provide a possing water test as to N DEP Standard and Septie gaperval from Cape May County Health Department Health Department entrance drive, signassion to maintain entrance area along entrance drive, signage, and drainage essement for swales out dissertion areas.







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



Central Air Condition
Multi Zoned

Berger Realty Inc
3160 Asbury Avenue. Ocean City
Appliancesincluded
Rangell: 609-399-00 6 awl Space
Overmail to: dvb@bergerrealty.com
Microwave Oven
Refrigerator
Dishwasher

Well

Ask for Domenic Ballerini

HotWater
Gas- Natural
On Demand

Water Sewer

OtherRooms

Living Room

Dining Room

Laundry/Utility Room Library/Study

Primary

Floor

Pantry

Bedroom

Septic