

# Berger Realty

Since 1928



Berger Realty, Inc  
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5 Church  
Cold Spring, NJ 08204

Asking \$1,825,000.00

**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 Foot \*\* As to the architectural plan. Estimates below  

- Main Floor: 2034
- Upper Floor: 875 Finished optional 450 sqft for 5 and 6 bedrooms and additional bathroom
- Total Constructed: 2729 plus 1198 garage and porch.
- Rear patio with Option to make screened or enclosed porch.

Acre Lots set for Well and Septic.  
Seller will provide a pouring 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 assessment 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-Fend Cedar Impregnation Vinyl or Hard Board Clapboard Siding  
Color-Treated Hardie

James Hardie is a well-known cement board siding product that endures and protects homes in all kinds of climates with strength, beauty, and durability. James Hardie siding's strength and thickness provide superior protection to horizontal, vertical, sloped, eaves, and gables.



### 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 Faith Camp-O'Donnell  
Berger Realty Inc  
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Call: 609-391-1330  
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Microwave Oven  
Refrigerator  
Dishwasher



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