



5 Cape Island Estates 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 1196 garage and porch
• Rear patio with Option to make screened or enclosed porch
Acre Lots set far off Seashore Road
Notice 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 finished construction - no OSB
Certain-Fend Cedar Impregnation Vinyl or Hard Board Clapboard Siding
Hardie Board

James Hardie is a well-known cement board siding product that enhances and protects homes in all kinds of climates with strength, beauty, and durability. James Hardie siding is strength and moisture provide superior protection to horizontal lines, such as eaves, soffits, gables, and trim. Hardie Board is available in a variety of colors and textures.

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 Vinyl Hardie Board	Outside Features Patio Porch See Remarks	Parking/Garage Garage Gravel Driveway	Other Rooms Living Room Dining Room Pantry Laundry/Utility Room Library/Study 1st Floor Primary Bedroom
 Cooling Central Air Condition Multi Zoned	Ask for Patrick McKenna Berger Realty Inc 109 E 55th St., Ocean City Appliances included Range Microwave Oven Refrigerator Dishwasher Hot Water Gas- Natural On Demand	Basement Crawl Space Water Well	Sewer Septic

