



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 Feet ** 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 Conditioned: 2729 plus 1096 garage and porch
- Rear patio with option to make screened or enclosed porch

Acre Lots suited 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.



Timeless Elegance with Contemporary Finishes That Are Designed for Endurance.

Exterior Features:
All Plywood construction - per DDB
Certain-Fend Cedar Impression Vinyl or Hardie Board Clapboard Siding
Garage Options:

Certain-Fend Hardie Board Clapboard Siding
Timberline Hardie Board Clapboard Siding
Hardie Board
Hardie Board
Hardie Board
Hardie Board

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



Ask for Marki Lyn Warlow
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mlw@bergerrealty.com
Microwave Oven
Refrigerator
Dishwasher



Cooling
Central Air Condition
Multi Zoned

Hot Water
Gas- Natural
On Demand

Water
Well

Sewer
Septic