



## 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 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.

**First Floor**

**Second Floor**

Timeless Elegance with Contemporary Finishes That Are Designed for Endurance.

**Exterior Features:**  
 All Plywood construction - see CD#  
 Certain-Foam Cedar Impregnation Vinyl or Hardi Board Clapboard Siding  
 Hardie Board

James Hardie is a well-known cement based 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 surfaces, such as: eaves, soffits, window sills, porch ceilings, and more.



### 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

<b>Exterior</b> Vinyl Hardie Board	<b>Outside Features</b> Patio Porch See Remarks	<b>Parking/Garage</b> Garage Gravel Driveway	<b>Other Rooms</b> Living Room Dining Room Pantry Laundry/Utility Room Library/Study 1st Floor Primary Bedroom
	Ask for Thomas Byrne Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: <a href="mailto:tfb@bergerrealty.com">tfb@bergerrealty.com</a>		
<b>Cooling</b> Central Air Condition Multi Zoned	<b>Hot Water</b> Gas- Natural On Demand	<b>Water</b> Well	<b>Sewer</b> Septic

Appliances included:  
 Range  
 Microwave Oven  
 Refrigerator  
 Dishwasher

Basement  
 Crawl Space