



Cape Island Estates #3
\$1,775,000



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. YOURS TO BE CONSTRUCTED WITH MODERN MATERIALS AND SUPERIOR CRAFTSMANSHIP. 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: 4/5/6 or Dens or 2nd Dining Area or Office
Bathrooms: 4
Garage: Optional
Foundations: Crawlspace Construction
Wall Construction: 2x6
Square Feet: ** As to the architectural plan.

- **Rear patio** Option to make screened or enclosed porch

Acres Lots zoned for Well and Septic:
 Sellers will provide a passing 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 easement 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 Teed Cedar Impression Vinyl or Hardi Board Clapboard Siding

CertainFord's Cyclar Impressions Performance Stingrays are a high quality and durable road riding that retains the look of cyclar stingrays without the maintenance issues. Its advanced technology and low maintenance make it a popular choice for homeowners looking to enhance their yard and aesthetic appeal of their home.

James Hardie is a well-known cement board siding product that enhances and protects homes in all kinds of climate with strength, beauty, and durability. James Hardie siding's strength and thickness provide impact resistance to hurricane-force winds, rotting, cracking, splitting, brutal heat, and swelling.



3 Cape Island Estates
Cold Spring, NJ 08204

Asking \$1,775,000.00



COMMENTS

3 under contract - 5 lots and house models left!

PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Vinyl	Patio	Living Room	Fireplace- Gas
Hardie Board	Porch	Kitchen	
		Dining Area	
		Pantry	
		Laundry/Utility Room	
		Storage Attic	
AppliancesIncluded	Basement	Heating	Cooling
Range	Crawl Space	Gas Natural	Central Air Condition
Oven			
Refrigerator			
Dishwasher			
HotWater	Water	Sewer	
Gas- Natural	Well	Septic	



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