



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 YET CONSTRUCTED WITH MODERN MATERIALS AND SUPERIOR FINISHES.

PAUL BURGH, 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

Certain Ford's Cyclar Impressions Protection Stringles are a high quality and durable wood siding that imitate the look of cedar shingles without the maintenance issues. Its advanced technology and low maintenance make it a popular choice for homeowners looking to enhance the value and aesthetic appeal of their homes.

James Hardie is a well-known cement board siding product for exteriors 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, rocking, roasting, splintering, breasting, 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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