



## 3 Cape Island Estates Cold Spring, NJ 08204

Asking \$1,775,000.00

**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 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 1/2 or Dens or 2nd Dining Area or Office  
Bathrooms: 4  
Garage: Optional  
Foundations: Crawlspace Construction  
Wall Construction: 2x6s  
Square Feet -- As to the architectural plan.

\* Rear patio Option to make screened or enclosed porch  
Acce Lots zoned for Well and Septic  
Seller will provide a passing water test as to NJ DEP Standard and Septic approval from Cape May County Health Department  
Township 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 finished construction - see CRB  
Curtain Front Cedar Impression Vinyl or Hardi Board Clapboard Siding  
James Hardie®

Exterior Features: James Hardie® is a well-known cement based siding product that enhances and protects homes in all kinds of climates with strength, beauty, and durability. James Hardie siding's strength and durability provide superior resistance to horizontal force, wind, rotting, staining, splintering, beetle, heat, and swelling.



**COMMENTS**  
3 under contract - 5 lots and house models left!

**PROPERTY DETAILS**

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



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