



**1 Cape Island Estates**  
**Cold Spring, NJ 08204**



**Asking \$2,050,000.00**



## COMMENTS

Welcome to Cape Island Estates. 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 the privacy of large lots and the exclusivity of designer construction. This layout includes 3250 square feet and over 1000 feet of porches. The primary suite is a separate wing on the first floor! 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). South Church Street is a new street and not on maps as of yet. Optional upgrades include but are not limited to, a detached garage, pools, outdoor living spaces, and upgraded built-ins. Please request full brochure

## PROPERTY DETAILS

|  |                  |         |                 |                           |
|--|------------------|---------|-----------------|---------------------------|
| Exterior   | Outside Features | Parking | Garage          | Other Rooms               |
| Vinyl  | Patio            |         | Gravel Driveway | Living Room               |
| Hardie Board   | Porch            |         |                 | Dining Room               |
|  | See Remarks      |         |                 | Pantry                    |
|  |                  |         |                 | Laundry/Utility Room      |
|  |                  |         |                 | Library/Study             |
|  |                  |         |                 | Storage Attic             |
|  |                  |         |                 | 1st Floor Primary Bedroom |
| <p>  <b>Ask for Dawn Scarlata</b><br/>           Appliances Included<br/>           Range<br/>           Oven<br/>           Refrigerator<br/>           Washer<br/>           Dryer<br/>           Dishwasher<br/>           Basement<br/>           Crawl Space<br/>           Heating<br/>           Cooling<br/>           Sewer<br/>           Septic         </p> |                  |         |                 |                           |
| <p> <b>Berger Realty Inc.</b><br/> <b>1330 Bay Avenue, Ocean City</b><br/> <b>Call: 609-391-1330</b><br/> <b>Email to: dns@bergerrealty.com</b> </p>   |                  |         |                 |                           |
| <p>  </p>   |                  |         |                 |                           |
| Central Air Condition  | Hot Water        | Water   |                 |                           |
| Multi Zoned  | Gas- Natural     | Well    |                 |                           |
|  | On Demand        |         |                 |                           |

