



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

**Asking \$1,825,000.00**



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 spaces for an additional \$40,000  
**Foundations:** Crawlspace Construction  
**Wall Construction:** 2x6  
**Square Feet:** \*As to the architectural plan. Estimates below:  
 • Main Floor:  
 • Upper Floor: 675 Finished optional 450 sqft for 3 and 5  
 bedrooms and additional bathroom  
 • Total Conditioned: 2729 plus 1166 garage and porch  
 • Rear patio with Option to make screened or enclosed porch


**Acres 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.  
**Homeowners' Association** to maintain entrance area along  
 entrance drive, signage, and drainage easement for swales  
 on easement areas.



## 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

Exterior	Outside Features	Parking Garage	Other Rooms
Vinyl	Patio	Garage	Living Room
Hardie Board	Porch	Gravel Driveway	Dining Room
	See Remarks		Pantry
			Laundry/Utility Room
			Library/Study
			1st Floor Primary Bedroom
			
<p> <b>Ask for Barbara Varacalli</b>  <b>Berger Realty Inc</b>  <b>3160 Asbury Avenue, Ocean City</b>  <b>Call: 609-399-0076</b>  <b>Email to: bav@bergerrealty.com</b> </p>			
<p> Appliances Included  Range  Microwave Oven  Refrigerator  Dishwasher </p>	<p> Hot Water  Gas- Natural  On Demand </p>	<p> Water  Well </p>	<p> Sewer  Septic </p>