



**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  
**Bathrooms:** 4 options up to 6  
**Bathrooms:** 3.5 Optional extra powder room and full bath  
**Garage:** 1 car with 2 cars for an additional \$40,000  
**Foundations:** Crawlspace Construction  
**Wall Construction:** 2x6  
**Square Feet:** \*\* As to the architectural plan. Estimates below:

- Main Floor: 2,200 sq ft
- Upper Floor: 675 Finished optional 450 sqft for 5 and 6 bedrooms and additional bathroom
- Total Conditioned: 2725 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 awakes-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 |
|    |                  |  |                           |
| Ask for Brian Kolmer<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Appliances Included - Basement<br>Call: 609-399-4211<br>Range - Crawl Space<br>Oven<br>Email to: bk@bergerrealty.com<br>Microwave Oven<br>Refrigerator<br>Dishwasher |                  |   |                           |
| Cooling   | Hot Water        | Water   | Sewer                     |
| Central Air Condition   | Gas- Natural     | Well  | Septic                    |
| Multi Zoned   | On Demand        |   |                           |