



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com





Seller will provide a passing water test as to NI DEP Standard and Septic approval from Cape May County Health Department Romeowners' Association to maintain entrance area along

Pirst Floor





5 Cape Island Estates Cold Spring, NJ 08204

Asking \$1,825,000.00



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.

OutsideFeatures Patio Porch See Remarks

Gas-Natural

On Demand

PROPERTY DETAILS ures ParkingGarage Garage Gravel Driveway



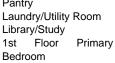
Central Air Condition Multi Zoned

Ask for Joanne Kelly Berger Realty Inc 1330 Bay Avenue Ocean City Appliances included Rafgell: 609-391-1330 awl Space OvEmail to: jmk@bergerrealty.com Microwave Oven Refrigerator Dishwasher

Water

Well

ge OtherRooms Living Room vay Dining Room Pantry Laundry/Utility Library/Study 1st Floor





Sewer Septic