



5 Cape Island Estates
Cold Spring, NJ 08204

Asking \$1,825,000.00



Specifications

Bedrooms: 2
 Bathrooms: 4 options up to 6
 Bathrooms: 3.5 Optional extra powder room and full bath
 Garage 1 car with 2 car 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 5 and 6 bedrooms and additional bathroom
 • Total Conditioned: 2729 plus 1686 garage and porch
 Ratio with Option to make screened or enclosed porch


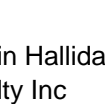
Homeowners' Association to maintain entrance area along entrance drive, signage, and drainage easement for swales on easement areas.



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>Ask for Kevin Halliday Berger Realty Inc 109 E 55th St., Ocean City Appliances Included: Basement Range Call: 609-399-4211 Overlaid: Crawl Space Email to: keh@bergerrealty.com Microwave Oven Refrigerator Dishwasher</p>				
Cooling	Hot Water		Water	Sewer
Central Air Condition	Gas- Natural		Well	Septic
Multi Zoned	On Demand			