

Berger Realty

Since 1928



Berger Realty, Inc.
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3 Cape Island Estates Cold Spring, NJ 08204

Asking \$1,775,000.00



Cape Island Estates #3
\$1,775,000

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: 4/5/6 or Dens or 2nd Dining Area or Office
Bathrooms: 4
Garage: Optional
Foundations: Crawl Space Construction
Wall Construction: 2x6
Square Feet: As to the architectural plan.

- Rear patio: Option to make screened or enclosed porch
- Acres: Lots zoned for Well and Septic
- Water: Well provide a passing water test as to NJ DEP Standard and Septic approval from Cape May County Health Department
- Homeowner's Association: to maintain entrance area along entrance drive, signage, and drainage easement for septic on easement areas.

First Floor

Second Floor

Timeless Elegance with Contemporary Finishes That Are Designed for Endurance.

Exterior Features:
All Plywood construction - no OSB
Certain Teed Cedar Impression Vinyl or Hardie Board Clapboard Siding
James Hardie

Certain Teed Cedar Impression Vinyl or Hardie Board Clapboard Siding provides a high quality and durable exterior finish. The finish of Cedar Impression Vinyl or Hardie Board Clapboard Siding is designed to last for decades. The material is designed to resist fading, staining, and cracking. The finish is also designed to resist mold and mildew. The finish is also designed to resist insect damage. The finish is also designed to resist fire damage. The finish is also designed to resist weather damage. The finish is also designed to resist salt damage. The finish is also designed to resist acid damage. The finish is also designed to resist alkali damage. The finish is also designed to resist oil damage. The finish is also designed to resist grease damage. The finish is also designed to resist dirt damage. The finish is also designed to resist dust damage. The finish is also designed to resist pollen damage. The finish is also designed to resist pet damage. The finish is also designed to resist human damage. The finish is also designed to resist animal damage. The finish is also designed to resist plant damage. The finish is also designed to resist mineral damage. The finish is also designed to resist organic damage. The finish is also designed to resist inorganic damage. The finish is also designed to resist synthetic damage. The finish is also designed to resist natural damage. The finish is also designed to resist artificial damage. The finish is also designed to resist all damage.

COMMENTS

3 under contract - 5 lots and house models left!

PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Vinyl	Patio	Living Room	Fireplace- Gas
Hardie Board	Porch	Kitchen	
		Dining Area	
		Pantry	
		Laundry/Utility Room	
		Storage Attic	
AppliancesIncluded	Basement	Heating	Cooling
Range	Crawl Space	Gas Natural	Central Air Condition
Oven			
Refrigerator			
Dishwasher			
HotWater	Water	Sewer	
Gas- Natural	Well	Septic	



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