

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
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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: Crawlpace Construction
Wall Construction: 2x6
Square Feet: As to the architectural plan.

• Rear patio: Option to make screened or enclosed porch
Acre 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 seales
on easement areas.



First Floor



Second Floor



Timeless Elegance with Contemporary Finishes That Are Designed for Endurance.

Exterior Features:
All Pinned construction - no OSB
Curtain Front Cedar Impression Vinyl or Hardie Board Clapboard Siding

James Hardie is a well-known
company that produces the best
products in the industry. Their
products are made from natural
fibers and are designed to last
for decades. The products are
also designed to be energy
efficient and to resist fire and
insects. The products are also
designed to be easy to install
and maintain.

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3 Cape Island Estates Cold Spring, NJ 08204

Asking \$1,775,000.00



COMMENTS

Request full brochure. Cape Island Estates is the opportunity to have a spacious lot for privacy and create an estate for your family. Work with the buyer coordinator to guide you through the construction process, making it seamless for the buyers. Paul Burgin and Sons has been building homes in the area for over 30 years and is well known in our community. Select a model and a home and be ready to enjoy it by next summer!

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			



Ask for Dawn Scarlata
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