

# Berger Realty

Since 1928



Ocean 17  
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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: Crawlpace 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  
Seller will provide a passing water test as to NJ DEP Standard and Septic approval from Cape May County Health Department  
Homeowner: 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 Paved construction - no C&G  
Certain Fast Color Impression Vinyl or Hard Board Clapboard Siding  
James Hardie

Certain Fast Color Impression Vinyl or Hard Board Clapboard Siding  
James Hardie is a well-known, cement board siding product that enhances and protects homes in all kinds of climate with strength, beauty, and durability. James Hardie siding's strength and durability provide peace of mind in hurricane force winds, rotting, cracking, splitting, beetle bore, and mold.



### 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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