

Berger Realty

Since 1928



Ocean 17
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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
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
Exterior Siding is a high
quality and durable vinyl
siding. The look of cedar
siding without the risk of cedar
decay. An advanced technology
also fast drying process makes it
perfectly suited for environments
looking to enhance the value and
endure a span of time.



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,
bruise heat, and swelling.



3 Cape Island Estates
Cold Spring, NJ 08204

Asking \$1,775,000.00



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	



Ask for Matthew Galownia
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