

Berger Realty

Since 1928



Berger Realty, Inc.
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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 septic
on easement areas.



First Floor



Second Floor



Timeless Elegance with Contemporary
Finishes That Are Designed for Endurance.

Exterior Features:
All Paved construction - no C&B
Certain Fast Color Impression Vinyl or Hard Board Clapboard Siding
James Hardie

CertainFast Color Impression
Exterior Siding is a high
quality and durable vinyl
siding that comes in a
variety of colors and
finishes. It is designed to
look like real wood, but
it is much more durable
and easier to maintain.
It is also available in
a variety of colors and
finishes to match your
taste.

James Hardie is a well-known
brand name for exterior
siding and sheetrock. It is
made of fiber cement and
is known for its strength
and durability. It is also
available in a variety of
colors and finishes to
match your taste.



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	



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