



## 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: Crawlspace 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  
Exterior Siding is a high  
quality and durable vinyl  
siding. The look of cedar  
siding without the maintenance  
and the inherent rotting and  
decay of wood. It is a  
perfect choice for anyone  
looking to enhance the value and  
beauty of their home.



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               |                       |



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