

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury 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  
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 Plywood construction - no OSB  
Certain Teed Cedar Impression Vinyl or Hardie Board Clapboard Siding  
James Hardie

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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 Marianne Johnsen  
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