



## 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:** Crawlspace Construction  
**Wall Construction:** 2x6s  
**Square Feet:** As to the architectural plan.

- Rear patio Option to make screened or enclosed porch
- ACCE 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 swales on easement areas.

**First Floor**

**Second Floor**

**Timeless Elegance with Contemporary Finishes That Are Designed for Endurance.**

**Exterior Features:**  
 All Windows constructed - see CRB  
 Certain-Fend Cedar Impression Vinyl or Hardie Board Clapboard Siding  
 James Hardie®

Exterior finishes are a high quality and durable vinyl siding that provides the look of cedar shingles without the maintenance. The exterior cladding is designed for durability, the siding and finish are made of the same material.

James Hardie is a well-known cement board siding product that enhances and protects homes in all kinds of climates with strength, beauty, and durability. James Hardie siding's strength and durability provide superior resistance to horizontal force, winds, rotting, staining, splinting, beetle, heat, and cracking.



### COMMENTS

Request full brochure. Cape Island Estates is the opportunity to have a spacious lot for privacy and create an estate for your family. Work with the buyer coordinator to guide you through the construction process, making it seamless for the buyers. Paul Burgin and Sons has been building homes in the area for over 30 years and is well known in our community. Select a model and a home and be ready to enjoy it by next summer!

### PROPERTY DETAILS

Exterior Vinyl Hardie Board	OutsideFeatures Patio Porch	OtherRooms Living Room Kitchen Dining Area Pantry Laundry/Utility Room Storage Attic	InteriorFeatures Fireplace- Gas
AppliancesIncluded Range Oven Refrigerator Dishwasher	Basement Crawl Space	Heating Gas Natural	Cooling Central Air Condition



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