

1 South Church Street

PROPERTY FOR SALE



Priced at
\$1,865,000

About the Property

Houses Plan under contract on lot 15.13. Switched lot as shown on Brochure. Welcome to Cape Island Estates. A few homes of the eight semi-custom new construction neighborhood have been released for sale on our 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. Easy access to all that Cape May Island has to offer with privacy of large lots and exclusivity of designer construction. This model can be expanded by enclosing the rear patio, adding a powder room in the mud room, finishing a storage area on the 2nd floor to create a 5th bedroom and a jack-and-jill bathroom, adding a garage (as shown in the artist rendering), pool, pool house, and more. Paul Burgin, a well-kn ...



Sketch Anya

Cape Island Estates #4
\$1,865,000



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 plus Den or 2nd Dining Area
Bathrooms: 3.5 Optional additional powder room
Garage Optional
Foundations: Crawlspace Construction
Wall Construction: 2x6
Square Feet ** As to the architectural plan. Estimates below:
- Main Floor: 2061
 - Upper Floor: 975 Finished optional 280 5th bedroom with sink room to create Jack and Jill Bathroom
 - Total Conditioned: 3036
 - Front Porch: 394
 - Rear patio @24 x 10 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

Homeowners' Association to maintain entrance area along entrance drive, signage, and drainage easement for swales

Features

- 3 Bathroom
- 4 Bedroom
- Patio
- Porch
- See Remarks
- Living Room
- Dining Room
- Pantry
- Laundry/Utility Room
- Library/Study
- 1st Floor Primary Bedroom
- Range

Give me a call!

www.monihan.com