

**1125 Maryland
Cape May, NJ 08204**

Asking \$3,290,000.00



1125 Maryland Avenue
Cape May, NJ



Photo of similar house built ~ 1125 Maryland has larger doors and upgrades

Deliberately Designed and Creatively Crafted
by FX Construction

F.N. Construction is a premier company in Cape May County, NJ, and in the New Jersey P.A. buying local custom homes and renovations for over 30 years. The owner, Fred Nerrills, is now joined by his two sons, Fred Jr. and Demetri. The Nerrills family philosophy is to create quality and beauty by being on-site every day and working side by side with professionals who share the same vision of creating a home that is not only beautiful but meets exclusive materials to craft homes recognized for their architectural artistic beauty. Make their home your home.

Deliberately Designed and Creatively Crafted

Aluma cement board siding with a 15-year limited warranty on paint
 Mansfield steel rafter ceilings
 Stone Generation and stone-based columns
 CertainTeed Landmark Pro Roof with 100 mph wind resistance and a 50-year limited warranty

[illegible]

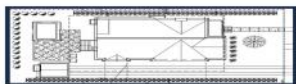
Deliberately Designed and Creatively Crafted

White-Blacker 42" upper and standard height lower – second cabinetry with soft-close
 Center island with 5-seater counter overhang and outlets
 Designer CIE Mid-century appliance package – Stainless steel 40" Refrigerator, 200" 4-in
 Range, Dishwasher, and Microwave Drawer
 Quartz counters – white with gold tone grates
 Pot filler and shipale style vocal hood over range

Barbershop
 • full 4 hair barbers (shaved barbershops)
 • Throat (recent barbers) minimize with anti-drug denture
 • a heated towel rack
 • Wood counter with metal containers
 • Standard (barbershop, barbers) (proper barbers) (towel rack)
 • Most barbershop (barbershop) quality (barbers)
 • Minimize with (barbershop) with a (barbers) (barbers)
 • All (barbers) (barbers) (barbers) (barbers)
 • A free-standing (barbers)
 • Variety and style selection as seen or displayed with coordinating accessories.

- **Interior roof tiles:**
 - Start venting in the eave and vapor barrier
 - EP Flash over gable driveway - Vent up with two straps to the side of house, rafters, and peak
- **Optional peak package:** - Use 12 inch gables, ice blocker, insulation, gables, and additional roof tiles
- **Optional gable-head break and extended peak:** (if not peak) 16x16x8x3. A five-pit and peak are possible. Vent to the side of house
- **Recharge garage system for all three requests.**
- **Spreader system with lead and steel and front garage leads.**
 - House vent 12 inch through roof
 - A-qualer house hydrants: (no moisture alternative to house leads) - Front, back and side (front peaks)
- **16x16 Storage Building with electric garage door openers**
 - Front lead weather and dryer included in structure / change space
 - Sealed for 12 inch rain water

Selections have been made. There may be selection options left at the time of contract.



Project	Start Date	End Date	Duration
Project A	1/1/2018	3/31/2018	90 days
Project B	2/1/2018	4/30/2018	90 days
Project C	3/1/2018	5/31/2018	90 days
Project D	4/1/2018	6/30/2018	90 days
Project E	5/1/2018	7/31/2018	90 days
Project F	6/1/2018	8/31/2018	90 days
Project G	7/1/2018	9/30/2018	90 days
Project H	8/1/2018	10/31/2018	90 days
Project I	9/1/2018	11/30/2018	90 days
Project J	10/1/2018	12/31/2018	90 days
Project K	1/1/2019	3/31/2019	90 days
Project L	2/1/2019	4/30/2019	90 days
Project M	3/1/2019	5/31/2019	90 days
Project N	4/1/2019	6/30/2019	90 days
Project O	5/1/2019	7/31/2019	90 days
Project P	6/1/2019	8/31/2019	90 days
Project Q	7/1/2019	9/30/2019	90 days
Project R	8/1/2019	10/31/2019	90 days
Project S	9/1/2019	11/30/2019	90 days
Project T	10/1/2019	12/31/2019	90 days
Project U	1/1/2020	3/31/2020	90 days
Project V	2/1/2020	4/30/2020	90 days
Project W	3/1/2020	5/31/2020	90 days
Project X	4/1/2020	6/30/2020	90 days
Project Y	5/1/2020	7/31/2020	90 days
Project Z	6/1/2020	8/31/2020	90 days
Project AA	7/1/2020	9/30/2020	90 days
Project AB	8/1/2020	10/31/2020	90 days
Project AC	9/1/2020	11/30/2020	90 days
Project AD	10/1/2020	12/31/2020	90 days
Project AE	1/1/2021	3/31/2021	90 days
Project AF	2/1/2021	4/30/2021	90 days
Project AG	3/1/2021	5/31/2021	90 days
Project AH	4/1/2021	6/30/2021	90 days
Project AI	5/1/2021	7/31/2021	90 days
Project AJ	6/1/2021	8/31/2021	90 days
Project AK	7/1/2021	9/30/2021	90 days
Project AL	8/1/2021	10/31/2021	90 days
Project AM	9/1/2021	11/30/2021	90 days
Project AN	10/1/2021	12/31/2021	90 days
Project AO	1/1/2022	3/31/2022	90 days
Project AP	2/1/2022	4/30/2022	90 days
Project AQ	3/1/2022	5/31/2022	90 days
Project AR	4/1/2022	6/30/2022	90 days
Project AS	5/1/2022	7/31/2022	90 days
Project AT	6/1/2022	8/31/2022	90 days
Project AU	7/1/2022	9/30/2022	90 days
Project AV	8/1/2022	10/31/2022	90 days
Project AW	9/1/2022	11/30/2022	90 days
Project AX	10/1/2022	12/31/2022	90 days
Project AY	1/1/2023	3/31/2023	90 days
Project AZ	2/1/2023	4/30/2023	90 days
Project BA	3/1/2023	5/31/2023	90 days
Project BB	4/1/2023	6/30/2023	90 days
Project BC	5/1/2023	7/31/2023	90 days
Project BD	6/1/2023	8/31/2023	90 days
Project BE	7/1/2023	9/30/2023	90 days
Project BF	8/1/2023	10/31/2023	90 days
Project BG	9/1/2023	11/30/2023	90 days
Project BH	10/1/2023	12/31/2023	90 days
Project BI	1/1/2024	3/31/2024	90 days
Project BJ	2/1/2024	4/30/2024	90 days
Project BK	3/1/2024	5/31/2024	90 days
Project BL	4/1/2024	6/30/2024	90 days
Project BM	5/1/2024	7/31/2024	90 days
Project BN	6/1/2024	8/31/2024	90 days
Project BO	7/1/2024	9/30/2024	90 days
Project BP	8/1/2024	10/31/2024	90 days
Project BQ	9/1/2024	11/30/2024	90 days
Project BR	10/1/2024	12/31/2024	90 days
Project BS	1/1/2025	3/31/2025	90 days
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Project BU	3/1/2025	5/31/2025	90 days
Project BV	4/1/2025	6/30/2025	90 days
Project BW	5/1/2025	7/31/2025	90 days
Project BX	6/1/2025	8/31/2025	90 days
Project BY	7/1/2025	9/30/2025	90 days
Project BZ	8/1/2025	10/31/2025	90 days
Project CA	9/1/2025	11/30/2025	90 days
Project CB	10/1/2025	12/31/2025	90 days
Project CC	1/1/2026	3/31/2026	90 days
Project CD	2/1/2026	4/30/2026	90 days
Project CE	3/1/2026	5/31/2026	90 days
Project CF	4/1/2026	6/30/2026	90 days
Project CG	5/1/2026	7/31/2026	90 days
Project CH	6/1/2026	8/31/2026	90 days
Project CI	7/1/2026	9/30/2026	90 days
Project CJ	8/1/2026	10/31/2026	90 days
Project CK	9/1/2026	11/30/2026	90 days
Project CL	10/1/2026	12/31/2026	90 days
Project CM	1/1/2027	3/31/2027	90 days
Project CN	2/1/2027	4/30/2027	90 days
Project CO	3/1/2027	5/31/2027	90 days
Project CP	4/1/2027	6/30/2027	90 days
Project CQ	5/1/2027	7/31/2027	90 days
Project CR	6/1/2027	8/31/2027	90 days
Project CS	7/1/2027	9/30/2027	90 days
Project CT	8/1/2027	10/31/2027	90 days
Project CU	9/1/2027	11/30/2027	90 days
Project CV	10/1/2027	12/31/2027	90 days
Project CW	1/1/2028	3/31/2028	90 days
Project CX	2/1/2028	4/30/2028	90 days
Project CY	3/1/2028	5/31/2028	90 days
Project CZ	4/1/2028	6/30/2028	90 days
Project DA	5/1/2028	7/31/2028	90 days
Project DB	6/1/2028	8/31/2028	90 days
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Project DN	8/1/2029	10/31/2029	90 days
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Project DZ	10/1/2030	12/31/2030	90 days
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Project EH	8/1/2031	10/31/2031	90 days
Project EI	9/1/2031	11/30/2031	90 days
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Project EK	1/1/2032	3/31/2032	90 days
Project EL	2/1/2032	4/30/2032	90 days
Project EM	3/1/2032	5/31/2032	90 days
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Project EZ	6/1/2033	8/31/2033	90 days
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Project FE	1/1/2034	3/31/2034	90 days
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Project FG	3/1/2034	5/31/2034	90 days
Project FH	4/1/2034	6/30/2034	90 days
Project FI	5/1/2034	7/31/2034	90 days
Project FJ	6/1/2034	8/31/2034	90 days
Project FK	7/1/2034	9/30/2034	90 days
Project FL	8/1/2034	10/31/2034	90 days
Project FM	9/1/2034	11/30/2034	90 days
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Project FO	1/1/2035	3/31/2035	90 days
Project FP	2/1/2035	4/30/2035	90 days
Project FQ	3/1/2035	5/31/2035	90 days
Project FR	4/1/2035	6/30/2035	90 days
Project FS	5/1/2035	7/31/2035	90 days
Project FT	6/1/2035	8/31/2035	90 days
Project FU	7/1/2035	9/30/2035	90 days
Project FV	8/1/2035	10/31/2035	90 days
Project FW	9/1/2035	11/30/2035	90 days
Project FX	10/1/2035	12/31/2035	90 days
Project FY	1/1/2036	3/31/2036	90 days
Project FZ	2/1/2036	4/30/2036	90 days
Project GA	3/1/2036	5/31/2036	90 days
Project GB	4/1/2036	6/30/2036	90 days
Project GC	5/1/2036	7/31/2036	90 days
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Project GM	5/1/2037	7/31/2037	90 days
Project GN	6/1/2037	8/31/2037	90 days
Project GO	7/1/2037	9/30/2037	90 days
Project GP	8/1/2037	10/31/2037	90 days
Project GQ	9/1/2037	11/30/2037	90 days
Project GR	10/1/2037	12/31/2037	90 days
Project GS	1/1/2038	3/31/2038	90 days
Project GT	2/1/2038	4/30/2038	90 days
Project GU	3/1/2038	5/31/2038	90 days
Project GV	4/1/2038	6/30/2038	90 days
Project GW	5/1/2038	7/31/2038	90 days
Project GX	6/1/2038	8/31/2038	90 days
Project GY	7/1/2038	9/30/2038	90 days
Project GZ	8/1/2038	10/31/2038	90 days
Project HA	9/1/2038	11/30/2038	90 days
Project HB	10/1/2038	12/31/2038	90 days
Project HC	1/1/2039	3/31/2039	90 days
Project HD	2/1/2039	4/30/2039	90 days
Project HE	3/1/2039	5/31/2039	90 days
Project HF	4/1/2039	6/30/2039	90 days
Project HG	5/1/2039	7/31/2039	90 days
Project HH	6/1/2039	8/31/2039	90 days
Project HI	7/1/2039	9/30/2039	90 days
Project HJ	8/1/2039	10/31/2039	90 days
Project HK	9/1/2039	11/30/2039	90 days
Project HL	10/1/2039	12/31/2039	90 days
Project HM	1/1/2040	3/31/2040	90 days
Project HN	2/1/2040	4/30/2040	90 days
Project HO	3/1/2040	5/31/2040	90 days
Project HP	4/1/2040	6/30/2040	90 days
Project HQ	5/1/2040	7/31/2040	90 days
Project HR	6/1/2040	8/31/2040	90 days
Project HS	7/1/2040	9/30/2040	90 days
Project HT	8/1/2040	10/31/2040	90 days
Project HU	9/1/2040	11/30/2040	90 days
Project HV	10/1/2040	12/31/2040	90 days
Project HW	1/1/2041	3/31/2041	90 days
Project HX	2/1/2041	4/30/2041	90 days
Project HY	3/1/2041	5/31/2041	90 days
Project HZ	4/1/2041	6/30/2041	90 days
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Project IB	6/1/2041	8/31/2041	90 days
Project IC	7/1/2041	9/30/2041	90 days
Project ID	8/1/2041	10/31/2041	90 days
Project IE	9/1/2041	11/30/2041	90 days
Project IF	10/1/2041	12/31/2041	90 days
Project IG	1/1/2042	3/31/2042	90 days
Project IH	2/1/2042	4/30/2042	90 days
Project II	3/1/2042	5/31/2042	90 days
Project IJ	4/1/2042	6/30/2042	90 days
Project IK	5/1/2042	7/31/2042	90 days
Project IL	6/1/2042	8/31/2042	90 days
Project IM	7/1/2042	9/30/2042	90 days
Project IN	8/1/2042	10/31/2042	90 days
Project IO	9/1/2042	11/30/2042	90 days
Project IP	10/1/2042	12/31/2042	90 days
Project IQ	1/1/2043	3/31/2043	90 days
Project IR	2/1/2043	4/30/2043	90 days
Project IS	3/1/2043	5/31/2043	90 days
Project IT	4/1/2043	6/30/2043	90 days
Project IU	5/1/2043	7/31/2043	90 days
Project IV	6/1/2043	8/31/2043	90 days
Project IW	7/1/2043	9/30/2043	90 days
Project IX	8/1/2043	10/31/2043	90 days
Project IY	9/1/2043	11/30/2043	90 days
Project IZ	10/1/2043	12/31/2043	90 days
Project JA	1/1/2044	3/31/2044	90 days
Project JB	2/1/2044	4/30/2044	90 days
Project JC	3/1/2044	5/31/2044	90 days
Project JD	4/1/2044	6/30/2044	90 days
Project JE	5/1/2044	7/31/2044	90 days
Project JF	6/1/2044	8/31/2044	



A Similar Home
Not 1125 Maryland

COMMENTS

This new construction designer home by FX Construction offers an array of luxurious features and thoughtful design elements. Expected completion date July. The property features five bedrooms and 4.5 baths, with designer finishes and substantial materials. The first floor includes an open foyer, a suite, and two large bedrooms with a hall bath, one contains a built-in twin up/king down bunk bed. The spacious family room overlooks the rear yard, with an optional pool package available. An additional powder room and a large laundry/changing area complete the first floor. The second floor, accessible by elevator or stairs, features a large vaulted great room with shiplap ceilings, fireplace, and multi-paneled doors leading to screened and open porches. The primary suite has a private balcony, vaulted shiplap ceilings, a walk-in closet, and a bath with a double sink, a walk-in shower, and a free-standing tub. The home's exterior boasts smart venting, an eco-friendly EP Henry paver driveway, walkway, and patio, and an optional pool package for \$75,000. Additionally, you can opt for a gas-lined fire pit and extended patio for \$10,000, creating the perfect outdoor space for relaxation and entertainment. Please request the full packet for details. 5 5/8 Bamboo hardwood flooring throughout, designer classic tiles selected. 6" trim and cottage door crowns, three electric windows, EP Henry paver drive and patio. Bamboo ceiling and bamboo flooring are on the front porch. CertainTeed Landmark Pro Roof with 130 mph wind resistance and a 50-year limited warranty, Allura cement board siding, and stainless-steel cable railings. Built with pride and confidence. Can be completed by mid-July. Selections have been made, but the Buyer might make a few changes if time allows. Shown by appointment only. Construction site – kindly, no children, pets, and please closed-toed shoes. Thank you!

PROPERTY DETAILS

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	See Remarks	Recreation/Family
	Enclosed/Covered	4 car parking	Eat-In-Kitchen
	Patio		Dining Area
	Porch		Laundry/Utility Room
	Screened Porch		Great Room
	Fenced Yard		1st Floor Primary
	Cable TV		Bedroom
	Sidewalks		
	Outside Shower		
	See Remarks		
	Sprinkler System		

Berger Realty

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Interior Features
Cathedral Ceilings
Elevator
Fireplace- Gas
Wood Flooring
Smoke/Fire Alarm
Walk in Closet
Tile Flooring
Kitchen Island

Appliances Included
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal

Basement
Crawl Space
Outside Entrance

Heating
Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

Hot Water
Gas- Natural

Water
City

Sewer
City

