

Asking \$3,290,000.00

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. having built 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.

Alfama cement board siding with a 15-year limited warranty on paint

Confirmed Landmark 2% Roof with 180 mph wind resistance and a 60-year limited warranty

Interior:
 3/4" Bamboo Flooring Finished on 6 sides, sealed over unbleached paper for moisture

67" Triax/expanded shore console
Built-in bank/ Twin over king with custom headboard, with power and lighting

Shipping listserve in the great room, primary ceiling, and bathroom wall
Interior Solid Core doors with black hinges and handles - closets feature magnetic

Paint shown — 678" Mahogany stained black with iron side lights.
Other exterior doors are 6' tall, black aluminum with a 4-point locking mechanism.

Yat floor family room = consists of 6' W x 6'11 = 3-parted sliding door and an 8' W x 6'11 = 2-parted sliding door

Eastern black aluminum tempered glass, Low E, argon-filled windows
 (Jokite) awning windows – one in the kitchen and if in the primary bedroom
 Wired fire cable in all bedrooms and living areas
 Insulation – Matt walls, Matt ceiling, Insulation walls, Insulation floor, Insulation doors, Insulation windows

transitions = R/21 walls, R/42 ceiling, interior walls for sound R11, between floors for sound R20, envelope R/50
3/8" fiberglass

First floor finish – Bamboo flooring and wired for fan and light.

Recessed lights throughout/ceiling fan and light in all bedrooms.

[illegible]

Blackburn 412nd trigger used observed length of breast - rounded capitulum, with web

Designer CIE Nottingham appliance package - Stainless steel 40" Refrigerator, 20" Freezer, Dishwasher, and Microwave Drawer.

For filler and shipshape-style wood barrel over range

Butterworms:
a full & half bathes filled with butterworms.
They're recent backlit mirrors with anti-fog feature.

Standard accessories included (paper holders/forced bars):

All filled chambers with glass doors
1 free standing unit

Unity and life selection as seen or displayed with coordinating accessories:

UP Heavy-seal porch driveway - Front pad with two stripes to the side of house, walkway, and patio

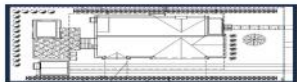
Optional gas-fired forced-air central heating system (if not used) \$165,000. A five-pft. steel pond

• **Hand-watering system** with hand and rear and front garden beds.
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100% 60 Storage: Building with a built-in garage door opener

Front load washer and dryer included in laundry. Change room.
Selections have been made. There may be selection options left at the time of contract
in flooring and tile colors. Closing possible Mid July.

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Project	Start	End	Duration	ES	EF	LS	LF	TF	FF
1. Initial work	0	1	1	0	1	0	1	0	0
2. Develop a project plan	1	2	1	1	2	1	2	0	0
3. Develop a project plan	1	2	1	1	2	1	2	0	0
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A Similar Home
Not 1125 Maryland

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!

Exterior Hardie Board	OutsideFeatures	ParkingGarage	OtherRooms	
	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			

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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



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