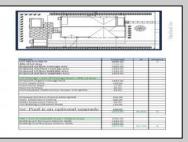


1125 Maryland











## **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 fover, 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	OutsideFeatures
Hardie Board	Patio
	Enclosed/Covered
	Patio
	Porch
	Screened Porch
	Fenced Yard
	Cable TV
	Sidewalks
	Outside Shower
	See Remarks

Sprinkler System

PROPERTY DETAILS

Tures ParkingGarage See Remarks Recreation/Family

Divered 4 car parking Eat-In-Kitchen
Dining Area
Laundry/Utility Room

Diverth Great Room

1st Floor Primary

Bedroom





## Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



info@bergerrealty.com

output

Description:

□ info@bergerrealty.com

□ info@bergerrealty.

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

AppliancesIncluded 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

HotWater Gas- Natural Water City

Sewer City



Ask for Margarita Kobilianets Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: mak@bergerrealty.com

