

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 driveway and approach.

**Deliberately Designed and Creatively Crafted**  
by FX Construction

FX Construction is a premier contractor in Cape May County, NJ, and in the Main Line, PA, having built custom homes and renovations for over 30 years. The owner, Fred Novicki, is more joined by his two sons, Fred Jr. and Lawrence. The Novicki family philosophy is to create quality and beauty by being on-site every day and working side-by-side with professionals to achieve the same level of pride and commitment to excellence. They select exclusive materials to craft homes recognized for their architectural artistic beauty. Make their home your home.

**Deliberately Designed and Creatively Crafted**

Allura cement board siding with a 50-year limited warranty on paint  
Bamboo steel cable railings  
Stone foundation and stone base egress  
Contracted Landmark Pro Roof with 130 mph wind resistance and a 50-year limited warranty

5/8" Bamboo flooring finished on 1/2" thick, sealed over underlayment paper for moisture control

6" trim throughout these rooms

Shiplap ceilings in the great room, primary bedroom, and bathroom with interior solid core doors with black hinges and handles - choose between magnetic or classic

Front door - 6" trim, shiplap, stained black with iron side-light

Other exterior doors are 6" trim, black aluminum or 6" trim, 6-panel, black, mahogany, custom door - custom of 6" x 6" - 6" panel black aluminum or 6" trim, 6-panel, black, mahogany, custom door - custom of 6" x 6" - 6" panel black aluminum

For three family rooms - custom of 6" x 6" - 6" panel black aluminum

Custom black aluminum exterior doors, 6" trim, 6-panel black windows

6 electric ceiling fans - come in the kitchen and 4 in the primary bedroom

Wood floor under all bedrooms and living areas

Insulation - R-19 walls, R-30 ceiling, interior walls for second floor, between floors for second floor, undergarage floor

HAUTER systems has installed air high-efficiency systems with programmable controls - gas fireplace and electric with venting

Wood floor throughout these rooms and outside

**Deliberately Designed and Creatively Crafted**

White Shaker 4" upper and standard height lower - wood cabinets with white shaker

Custom island with wood countertop and stainless steel appliances

Frontage 6" trim, stainless steel appliances - stainless steel 4" refrigerator, 6" trim

Range, dishwasher, and microwave feature

Stone countertop - custom with stone edge

For office and shiplap-style wood floor over garage

Hardwood

6" trim throughout these rooms



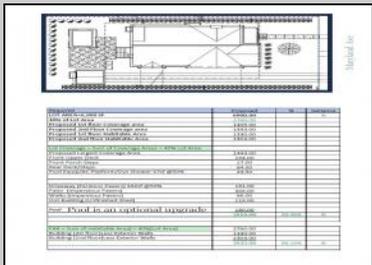
A Similar Home  
Not 1125 Maryland

**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. 5/8 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**

Exterior	Outside Features	Parking/Garage	Other Rooms
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 Bedroom
	Cable TV		
	Sidewalks		
	Outside Shower		
	See Remarks		
	Sprinkler System		



# Berger Realty

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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

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