

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. 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.

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

Stone Scaffolding and stone-based columns
 CertainTeed Landmark Pro Roof with 180 mph wind resistance and a 50-year limited warranty

Interior:
 2 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 to screened porch 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, fire rating 100, basement floor, fire

transitions = R/21 walls, R/42 ceiling, interior walls for sound R11, between floors for sound R20, envelope R/50
3/8" fiberglass
R13.12 acoustic was built around air tight, efficiency system with construction details shown

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 = record available; with note

Designer CH. Mortenson appliance package — Statline steel 40" Refrigerator, 30" Gas Range, Dishwasher, and Microwave Drawer.

Quartz counters = white with gold tone grains.
Not filler and shipshape style wood bead over rings

• full + half butte tiled butte/worms.
 • Thick recent blackish mounds with anti-flag butte-
 • a. located around base.

Stucco finishes on sandboard, quality finish.

1. All filled chambers with glass doors
2. free-standing beds

Verity and the selection as seen or displayed with coordinating accessories.

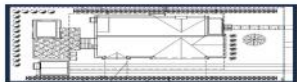
EP Henry: see prior driveway – front pad with two strips to the side of house, walkway, and patio

Optional gas-fired freepipe and external pads (if not used): \$10,000. A fire pit and pad are available, but all orders come to the shop and charge order.

Recharge drains system for all downspouts.

115 x 150 Storage: Building with a large garage (three spaces)

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. Choosing possible Mid July.



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. Obtain resources	1	3	2	1	3	1	3	0	0
4. Develop a project plan	2	4	2	2	4	2	4	0	0
5. Obtain resources	2	5	3	2	5	2	5	0	0
6. Develop a project plan	3	6	3	3	6	3	6	0	0
7. Obtain resources	3	7	4	3	7	3	7	0	0
8. Develop a project plan	4	8	4	4	8	4	8	0	0
9. Obtain resources	4	9	5	4	9	4	9	0	0
10. Develop a project plan	5	10	5	5	10	5	10	0	0
11. Obtain resources	5	11	6	5	11	5	11	0	0
12. Develop a project plan	6	12	6	6	12	6	12	0	0
13. Obtain resources	6	13	7	6	13	6	13	0	0
14. Develop a project plan	7	14	7	7	14	7	14	0	0
15. Obtain resources	7	15	8	7	15	7	15	0	0
16. Develop a project plan	8	16	8	8	16	8	16	0	0
17. Obtain resources	8	17	9	8	17	8	17	0	0
18. Develop a project plan	9	18	9	9	18	9	18	0	0
19. Obtain resources	9	19	10	9	19	9	19	0	0
20. Develop a project plan	10	20	10	10	20	10	20	0	0
21. Obtain resources	10	21	11	10	21	10	21	0	0
22. Develop a project plan	11	22	11	11	22	11	22	0	0
23. Obtain resources	11	23	12	11	23	11	23	0	0
24. Develop a project plan	12	24	12	12	24	12	24	0	0
25. Obtain resources	12	25	13	12	25	12	25	0	0
26. Develop a project plan	13	26	13	13	26	13	26	0	0
27. Obtain resources	13	27	14	13	27	13	27	0	0
28. Develop a project plan	14	28	14	14	28	14	28	0	0
29. Obtain resources	14	29	15	14	29	14	29	0	0
30. Develop a project plan	15	30	15	15	30	15	30	0	0
31. Obtain resources	15	31	16	15	31	15	31	0	0
32. Develop a project plan	16	32	16	16	32	16	32	0	0
33. Obtain resources	16	33	17	16	33	16	33	0	0
34. Develop a project plan	17	34	17	17	34	17	34	0	0
35. Obtain resources	17	35	18	17	35	17	35	0	0
36. Develop a project plan	18	36	18	18	36	18	36	0	0
37. Obtain resources	18	37	19	18	37	18	37	0	0
38. Develop a project plan	19	38	19	19	38	19	38	0	0
39. Obtain resources	19	39	20	19	39	19	39	0	0
40. Develop a project plan	20	40	20	20	40	20	40	0	0
41. Obtain resources	20	41	21	20	41	20	41	0	0
42. Develop a project plan	21	42	21	21	42	21	42	0	0
43. Obtain resources	21	43	22	21	43	21	43	0	0
44. Develop a project plan	22	44	22	22	44	22	44	0	0
45. Obtain resources	22	45	23	22	45	22	45	0	0
46. Develop a project plan	23	46	23	23	46	23	46	0	0
47. Obtain resources	23	47	24	23	47	23	47	0	0
48. Develop a project plan	24	48	24	24	48	24	48	0	0
49. Obtain resources	24	49	25	24	49	24	49	0	0
50. Develop a project plan	25	50	25	25	50	25	50	0	0
51. Obtain resources	25	51	26	25	51	25	51	0	0
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53. Obtain resources	26	53	27	26	53	26	53	0	0
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55. Obtain resources	27	55	28	27	55	27	55	0	0
56. Develop a project plan	28	56	28	28	56	28	56	0	0
57. Obtain resources	28	57	29	28	57	28	57	0	0
58. Develop a project plan	29	58	29	29	58	29	58	0	0
59. Obtain resources	29	59	30	29	59	29	59	0	0
60. Develop a project plan	30	60	30	30	60	30	60	0	0
61. Obtain resources	30	61	31	30	61	30	61	0	0
62. Develop a project plan	31	62	31	31	62	31	62	0	0
63. Obtain resources	31	63	32	31	63	31	63	0	0
64. Develop a project plan	32	64	32	32	64	32	64	0	0
65. Obtain resources	32	65	33	32	65	32	65	0	0
66. Develop a project plan	33	66	33	33	66	33	66	0	0
67. Obtain resources	33	67	34	33	67	33	67	0	0
68. Develop a project plan	34	68	34	34	68	34	68	0	0
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70. Develop a project plan	35	70	35	35	70	35	70	0	0
71. Obtain resources	35	71	36	35	71	35	71	0	0
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85. Obtain resources	42	85	43	42	85	42	85	0	0
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93. Obtain resources	46	93	47	46	93	46	93	0	0
94. Develop a project plan	47	94	47	47	94	47	94	0	0
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97. Obtain resources	48	97	49	48	97	48	97	0	0
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129. Obtain resources	64	129	65	64	129	64	129	0	0
130. Develop a project plan	65	130	65	65	130	65	130	0	0
131. Obtain resources	65	131	66	65	131	65	131	0	0
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134. Develop a project plan	67	134	67	67	134	67	134	0	0
135. Obtain resources	67	135	68	67	135	67	135	0	0
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137. Obtain resources	68	137	69	68	137	68	137	0	0
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139. Obtain resources	69	139	70	69	139	69	139	0	0
140. Develop a project plan	70	140	70	70	140	70	140	0	0
141. Obtain resources	70	141	71	70	141	70	141	0	0
142. Develop a project plan	71	142	71	71	142	71	142	0	0
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147. Obtain resources	73	147	74	73	147	73	147	0	0
148. Develop a project plan	74	148	74	74	148	74	148	0	0
149. Obtain resources	74	149	75	74	149	74	149	0	0
150. Develop a project plan	75	150	75	75	150	75	150	0	0
151. Obtain resources	75	151	76	75	151	75	151	0	0
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153. Obtain resources	76	153	77	76	153	76	153	0	0
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157. Obtain resources	78	157	79	78	157	78	157	0	0
158. Develop a project plan	79	158	79	79	158	79	158	0	0
159. Obtain resources	79	159	80	79	159	79	159	0	0
160. Develop a project plan	80	160	80	80	160	80	160	0	0
161. Obtain resources	80	161							



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	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		

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3160 Asbury Avenue
Ocean City, NJ 08226
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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



Ask for Matthew Bader
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mhb@bergerrealty.com
<http://www.BADERCOLLINS.com>

