

**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 PPA, 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**

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, 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  
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 412<sup>nd</sup> trigonal mesh observed length of lower = round vertically with each

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 buttyworn.  
 • half + recent back to minimum with anti-fog buttyworn.  
 • a. tested and used here.

Stucco finishes on sandblasted, quality timbers.

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.

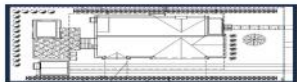
Recharge drains systems for all downspouts.

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
52. Develop a project plan	26	52	26	26	52	26	52	0	0
53. Obtain resources	26	53	27	26	53	26	53	0	0
54. Develop a project plan	27	54	27	27	54	27	54	0	0
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
69. Obtain resources	34	69	35	34	69	34	69	0	0
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
72. Develop a project plan	36	72	36	36	72	36	72	0	0
73. Obtain resources	36	73	37	36	73	36	73	0	0
74. Develop a project plan	37	74	37	37	74	37	74	0	0
75. Obtain resources	37	75	38	37	75	37	75	0	0
76. Develop a project plan	38	76	38	38	76	38	76	0	0
77. Obtain resources	38	77	39	38	77	38	77	0	0
78. Develop a project plan	39	78	39	39	78	39	78	0	0
79. Obtain resources	39	79	40	39	79	39	79	0	0
80. Develop a project plan	40	80	40	40	80	40	80	0	0
81. Obtain resources	40	81	41	40	81	40	81	0	0
82. Develop a project plan	41	82	41	41	82	41	82	0	0
83. Obtain resources	41	83	42	41	83	41	83	0	0
84. Develop a project plan	42	84	42	42	84	42	84	0	0
85. Obtain resources	42	85	43	42	85	42	85	0	0
86. Develop a project plan	43	86	43	43	86	43	86	0	0
87. Obtain resources	43	87	44	43	87	43	87	0	0
88. Develop a project plan	44	88	44	44	88	44	88	0	0
89. Obtain resources	44	89	45	44	89	44	89	0	0
90. Develop a project plan	45	90	45	45	90	45	90	0	0
91. Obtain resources	45	91	46	45	91	45	91	0	0
92. Develop a project plan	46	92	46	46	92	46	92	0	0
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
95. Obtain resources	47	95	48	47	95	47	95	0	0
96. Develop a project plan	48	96	48	48	96	48	96	0	0
97. Obtain resources	48	97	49	48	97	48	97	0	0
98. Develop a project plan	49	98	49	49	98	49	98	0	0
99. Obtain resources	49	99	50	49	99	49	99	0	0
100. Develop a project plan	50	100	50	50	100	50	100	0	0
101. Obtain resources	50	101	51	50	101	50	101	0	0
102. Develop a project plan	51	102	51	51	102	51	102	0	0
103. Obtain resources	51	103	52	51	103	51	103	0	0
104. Develop a project plan	52	104	52	52	104	52	104	0	0
105. Obtain resources	52	105	53	52	105	52	105	0	0
106. Develop a project plan	53	106	53	53	106	53	106	0	0
107. Obtain resources	53	107	54	53	107	53	107	0	0
108. Develop a project plan	54	108	54	54	108	54	108	0	0
109. Obtain resources	54	109	55	54	109	54	109	0	0
110. Develop a project plan	55	110	55	55	110	55	110	0	0
111. Obtain resources	55	111	56	55	111	55	111	0	0
112. Develop a project plan	56	112	56	56	112	56	112	0	0
113. Obtain resources	56	113	57	56	113	56	113	0	0
114. Develop a project plan	57	114	57	57	114	57	114	0	0
115. Obtain resources	57	115	58	57	115	57	115	0	0
116. Develop a project plan	58	116	58	58	116	58	116	0	0
117. Obtain resources	58	117	59	58	117	58	117	0	0
118. Develop a project plan	59	118	59	59	118	59	118	0	0
119. Obtain resources	59	119	60	59	119	59	119	0	0
120. Develop a project plan	60	120	60	60	120	60	120	0	0
121. Obtain resources	60	121	61	60	121	60	121	0	0
122. Develop a project plan	61	122	61	61	122	61	122	0	0
123. Obtain resources	61	123	62	61	123	61	123	0	0
124. Develop a project plan	62	124	62	62	124	62	124	0	0
125. Obtain resources	62	125	63	62	125	62	125	0	0
126. Develop a project plan	63	126	63	63	126	63	126	0	0
127. Obtain resources	63	127	64	63	127	63	127	0	0
128. Develop a project plan	64	128	64	64	128	64	128	0	0
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
132. Develop a project plan	66	132	66	66	132	66	132	0	0
133. Obtain resources	66	133	67	66	133	66	133	0	0
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
136. Develop a project plan	68	136	68	68	136	68	136	0	0
137. Obtain resources	68	137	69	68	137	68	137	0	0
138. Develop a project plan	69	138	69	69	138	69	138	0	0
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
143. Obtain resources	71	143	72	71	143	71	143	0	0
144. Develop a project plan	72	144	72	72	144	72	144	0	0
145. Obtain resources	72	145	73	72	145	72	145	0	0
146. Develop a project plan	73	146	73	73	146	73	146	0	0
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
152. Develop a project plan	76	152	76	76	152	76	152	0	0
153. Obtain resources	76	153	77	76	153	76	153	0	0
154. Develop a project plan	77	154	77	77	154	77	154	0	0
155. Obtain resources	77	155	78	77	155	77	155	0	0
156. Develop a project plan	78	156	78	78	156	78	156	0	0
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!

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
	Cable TV		Bedroom
	Sidewalks		
	Outside Shower		
	See Remarks		
	Sprinkler System		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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 Zachary French  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [zcf@bergerrealty.com](mailto:zcf@bergerrealty.com)

