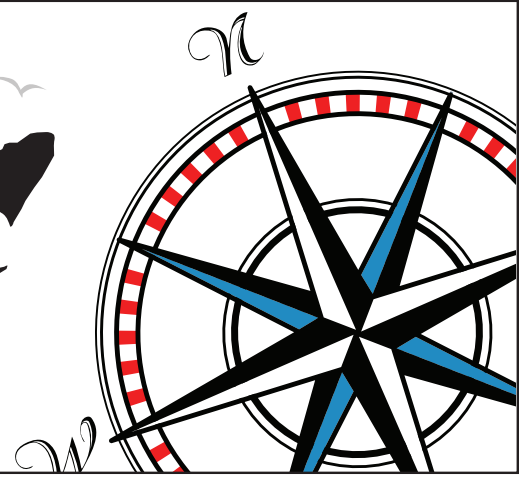


Waypoints

REAL ESTATE LOCAL EVENTS

Wednesday, January 13, 2021



Special to the CAPE MAY STAR AND WAVE

The newly built Craftsman-style home at 305 Knox Ave. features four bedrooms, three bathrooms and is close to the beach. The design incorporates modern aesthetics while fitting in with the Cape May Point's beach cottage aesthetic, highlighting the sharp lines and pragmatic feel of the historic style know as "Craftsman."

New home near beach in quiet Cape May Point

Cape May Star and Wave

CAPE MAY POINT — A new four-bedroom Craftsman-style home is planned for 305 Knox Ave. in Cape May Point.

Set close to the beach, near the even quieter northwest corner of this already-quiet beach town, the home will feature top-of-the-line construction and a knockout design, according to Ryan Griffin, the listing agent with deSatnick Real Estate.

In a write-up on the home, it's described as leaving nothing to be desired.

"Truly a gem of an addition to the Point," it reads.

Construction is expected to begin soon, according to Griffin. A subdivision has been approved, he said, and the developer is working on the final permits.

"I suspect we will have it finished near the end of the summer," he said. "I expect it to go under contract long before it's finished."

The prestigious firm The Design Collaborative drew up the plans, and Rich Burke with Burke Construction is set to build the home. Griffin said Burke has decades of experience and is a well-regarded

builder in the region.

The design incorporates modern aesthetics while fitting in with the Point's beach cottage aesthetic, highlighting the sharp lines and pragmatic feel of the historic style know as "Craftsman." From the front, the design shows a covered front porch with its roof peak echoed in the peak of the main roof behind it.

There are nice details in the eaves at the front of the house and a free-standing chimney to one side, as well as a dramatic series of windows surrounding the custom front door.

The design calls for a beautiful interior as well, according to Griffin, starting with the front room. He said the front room offers a wide-open and inviting space.

"With a dramatic vaulted ceiling, level one opens to a spacious living room with open staircase and gas fireplace, dining area, and an open-concept kitchen with crisp white cabinetry, granite countertops, matching stainless appliances and center island for bar-top seating," reads the property description.

Of the four bedrooms shown in the plans, two are large suite bedrooms. They are about the

same size, "so take your pick," as Griffin put it, with a lovely bath and shower planned in each. Some prefer the main bedroom on the first floor, while others like to go upstairs to go to bed.

"Beyond the kitchen is a lavish master suite with walk-in closet and private bath featuring a tiled shower surround and glass enclosure," continues the description. "Additionally, level one offers a guest room with sliding door accessing the rear yard; a full bath with tiled tub surround, and a laundry room with side entrance; engineered hardwood flooring throughout. Level two offers a junior suite with private bath and tiled shower surround; another guest room; and a hall bath with tiled tub surround."

There will be three bathrooms in all.

Griffin suggested the downstairs guest room could also make an excellent den, game room, office or study.

The lot will be the standard size for Cape May Point, he said, at 50 feet by 100, so there will be a nice-sized backyard. The house will have a crawlspace and storage attic, along with an

HOUSE OF THE WEEK

Address: 305 Knox Ave., Cape May Point

Key features: Four bedrooms, three bathrooms with dual suites and quality craftsmanship throughout.

Other features: Newly built Craftsman-style home close to the beach, cathedral ceilings and open-floorplan kitchen and great room, gas fireplace, first-floor master suite, hardwood flooring, granite countertops, stainless appliances, tiled shower surrounds with seamless glass doors and a professional landscaping package

Approximate living space: 2,000 square feet.

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outside shower. Hot water will be on-demand, heated by natural gas, with central air conditioning and natural gas heat for the house as well. The range, microwave, refrigerator and dishwasher are included in the sale.

"Additional features include

Anderson Windows, 2x6 exterior wall framing, plywood sheathing, dual-zoned high-efficiency HVAC, on-demand tankless hot water heater, a professional landscaping package with irrigation," reads the description. "Truly a gem of an addition to The Point."

A house currently at the site will be demolished, he said, and the property divided into two lots conforming with Cape May Point zoning. Bamboo at the site will be removed, he said. The quick-growing grass is often considered invasive and can be difficult to control.

The design is aimed at both fitting in and standing out.

"I think the goal was to create something that was striking, but also fitting with the aesthetic of the community. It will be a little more in keeping with the cottage theme," Griffin said.

The front façade includes Hardie Board siding, which offers a classic look with little maintenance. The engineered material is made with fiber cement, described by the manufacturer as one of the most beautiful and durable siding materials on the market.

The tree-lined neighborhood includes multiple other charming houses.

"There's a really cool cedar craftsman across the street," Griffin said. The house is close to the beach, offering some of the best sunset views in the state. Cape May Point beaches are lifeguard-protected in the summer.

The property is also close to Cape May Point Park, better known simply as the circle, the hub of the Point. That's also the site of Cape May Point's only retail business, The Red Store, a café and restaurant that has built a stellar reputation for fine dining.

It was the site of a sleepy gen-



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See New home, page B2

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305 Knox Avenue • Cape May Point

HOUSE OF THE WEEK

This House of the Week is brought to you by Ryan Griffin

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Todd H. deSatnick, Broker of Record

