

Welcome to

1040 Kings Way



CAPE ROYALE

- 24 hour manned gate
- Deep water marina
- Clubhouse
- Tennis & Pickleball courts
- Nature Trail
- Basketball court
- Playground
- Parks

UPGRADES & ADDITIONAL FEATURES:

- Home built on 2 lots, 3rd adjacent lot has no structures
- One owner, custom built with 2x6 exterior walls
- Custom designed attic with 3' staircase, floored attic space for amazing storage, fire door entrance
- Electrical outlets under eaves for Christmas lights with interior switches - 1 in garage, 1 in house
- Pelican whole house water softener (salt free)
- Whole house generator 17KW Generac PLUS whole house surge protector
- 750-gallon propane tank
- Gas cooktop / gas water heater/ gas heater/ exterior gas connection for grill
- Pex plumbing
- Landscaped yard with zoysia grass front/ back
- Sprinkler system - 12 zones
- 6 hose bibs with 2 connected to water softener
- Engineered Bamboo flooring
- Mud / utility room with farm sink, Walk in kitchen pantry
- Island kitchen with under and over counter lighting, crushed black granite kitchen sink, pot filler
- Double oven New 2025
- Low electric bills - see attached
- Windows open in for cleaning
- Wood burning stove with fan
- Custom crown molding in several rooms
- 8' Front door
- Primary bath- walk in shower, 2 separate 35.5" height vanities, walk in closet
- Home built ADA with wider doors, backing exist for shower grip bar

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