

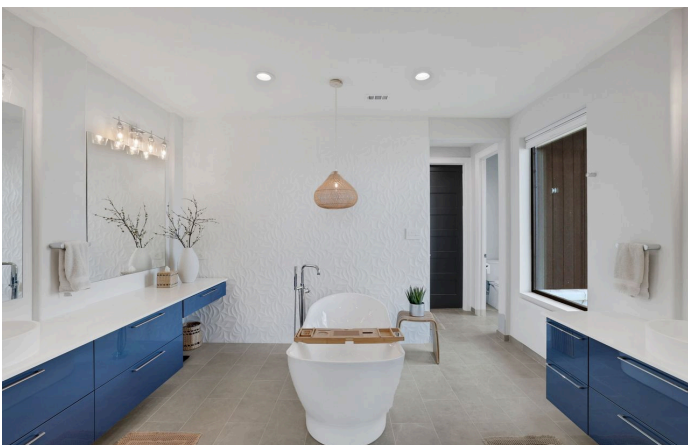


Cape Royale

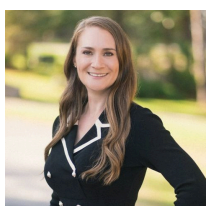
110 Imperial Court

5 BD 5.5 BA 5,149 SF \$2,100,000

- Beautifully sloped 1.02 acres with approx. 384 ft feet of reinforced steel bulkhead
- Great room with vaulted ceilings
- Modern linear gas fireplace in the living area with Carrera marble hearth
- Large wine cellar with independent cooling system
- Two primary bedrooms with stunning lake views and spa-like ensuites
- Custom Closet Factory walk in closet
- Game room and bar with dishwasher, ice machine, fridge and pantry
- Custom Murphy bed wall unit in the guest bedroom/reading room
- High end waterproof laminate flooring throughout the home



- Outdoor covered kitchen with bar area, sink, island, fridge and integrated gas grill with vent hood
- Metal roof
- Brand new boat house (April 2026) with metal roof, pontoon boat lift, two jet ski lifts, storage room with roller gate, rope swing and large decking area
- Built in security system with 11 cameras; available via an app and TV in primary bedroom walk-in closet
- App controlled AC, garage doors and lighting
- Water leak prevention - main shut off valve can be remotely controlled
- Whole home water softener and filtration system
- Emergency whole home generator (36KV)
- Buried propane tank (400 gallon)
- High end counter tops and back splash from Cambria
- Ground level of the house is partly underground making the house highly energy efficient
- Whole house, including garage and floor between levels, features spray foam insulation for energy efficiency and sound/noise reduction
- Wood siding from Nakamoto forestry; featuring shou sugi ban - a traditional charring technique that enhances both durability and beauty of the siding
- Significant level of full stone siding
- Large upper balcony with panoramic lake views
- Lower covered patio with Board Chalk pavers
- High end Fleetwood windows including 3 pane sliding doors / windows to the upper balcony and the downstairs patio
- Surround sound for living room TV; integrated speaker system for outside patio; bar TV with sonos sound bar; all integrated with sonos for music playing via app
- Two very large basement storage rooms
- Entire lot covered by an automatic sprinkler system utilizing lake water
- Full bathroom downstairs for easy access from the lake or outdoor kitchen
- Oversized three car garage



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