



Welcome to 154 Villa Way



CAPE ROYALE

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

UPGRADES & ADDITIONAL FEATURES:

- AC & furnace with UV lighting package. 2025, \$16K
- Installed subflooring and LVP, 2015, \$5K
- Installed subflooring and carpet, 2025, \$6K
- Painted and installed new door handles, hardware pulls, throughout, 2025, \$5K
- Replaced the 4 sliding glass doors, 2019, \$12K
- Deck replaced at back of home
- Deck stained 2024, \$1K
- Added Pergola to back deck, 2025, \$4K
- Solar panels which tie into 2 ECOFLOW generators (home smart panel can be added) 2025, \$12K
- Mini Split and insulated garage door installed, now converted to office/gym/storage, 2024, \$6K
- New balcony replaced on front of home, 2024, \$3K
- Added Wainscoting to front entrance, (walls and ceiling), stairways, half bath, (walls and ceiling) 2024
- Kitchen remodel; new cabinets, quartz countertops, sink, appliances, and support beam, 2024, \$30K
- Remodeled Primary bath, guest bath and half bath. 2024, \$30K

Total cost of updates: \$130,000

- Front balcony off the dining area
- The primary suite with walk-in closet has its own private balcony overlooking the lagoon, marina and Lake Livingston
- The guest bedroom comfortably sleeps four with its own en-suite bathroom
- Circular brick chiminea area, ideal for outdoor seating
- Additional storage space underneath the back deck

COMPASS

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