



Welcome to  
**1091 Kings Way**



### CAPE ROYALE

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

### HOME FEATURES & UPDATES

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- 3 bedroom, 2.5 bathroom main home with media room and home office
- Guest house with office and full bathroom
- Water softener
- September 2010 - interior paint, the whole house except two bedrooms
- October 2020 - new carpet
- January 2016 - living room remodel; took out two walls, installed new tile, added back windows, added gas fireplace
- 2019 - installed new piers and beams on decks
- 2019 - replaced piers with concrete footer on guest house
- Fall of 2022 - complete new heating and AC system for main living area and master bedroom
- Main home and Guest House water heater replaced 3-5 years ago
- Dishwasher replaced 3-4 years ago

COMPASS



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