



Welcome to
41 Duke Circle



CAPE ROYALE

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

HOME FEATURES:

- This Grand Waterfront Home sits on two waterfront lots and includes adjacent water view lot for any future expansion or privacy from neighbors.
- 2.5 Story Ceiling with Wall of Windows and Panoramic View
- Travertine and Wood floors throughout Living Areas and Kitchen
- Gourmet Island kitchen with Wolf and SubZero Appliances
- Multiple Living Areas for family gatherings
- Large Game Room Overlooking the Living Room
- Separate Media Room
- Spacious Home Office with Walnut Custom Cabinets
- Lutron Controlled Lighting
- Primary Suite includes Custom Designed Closet by California Closets
- Primary Bath has Freestanding Soaking Tub and Steam Shower
- Whole Home Water Filtration
- Steel Bulkhead replaced in 2018
- Boathouse with 3 slips re-built in 2018
- Over 1300 Square Feet of TREX Decking
- Two Car plus Golf Cart Garage
- Solar Panels with buy back from SHECO
- Hot Tub
- Outdoor Kitchen
- Multi Purpose Pavilion could be converted to Guest Quarters
- Hot Tub

COMPASS

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REAL ESTATE GROUP

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