



Welcome to
130 S Forest Cove Loop



CAPE ROYALE

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

HOME UPDATES SINCE PURCHASE:

- New roof 07/01/2022 (TX-RAX) cost of \$12,000
- All new PEX pipe for hot & cold 02/2021, cost of \$6,400
- Foundation repair with Leon Foundation, 2021, cost of \$7,000 - has lifetime warranty
- Spray foam insulation under the home 2" thick, 2021, cost of \$1,700
- 2019 - new HVAC units installed (attic unit and outside)
- Installed new ceiling fans in all rooms (except dining room)
- New kitchen garbage disposal installed in 2019
- Installed electric insert in living room stove/fireplace
- Installed under cabinet lighting

COMPASS

VAUGHAN
REAL ESTATE GROUP

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