



Welcome to

131 Lords Circle



CAPE ROYALE

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

SELLER UPGRADES & HOME FEATURES:

- Brand new Vinyl Bulkhead (installed 2026 - offering long-lasting durability)
- Brand new boathouse (finished June 2026)
- Painted exterior of the home
- Painted interior all walls and trim
- Removed exterior railing, repaired and painted walkway to entrance door
- Removed upper back deck and replaced with vaulted roof
- Removed exterior doors in the upstairs guest bedrooms (sheet rocked and painted)
- Replaced carpet with Vinyl Plank Flooring
- Replaced AC Ductwork (as needed)
- Replaced kitchen appliances- oven, microwave, refrigerator, disposal
- Replaced exterior light fixtures
- Added landscaping and sod
- Replaced propane tank enclosure
- Miscellaneous repairs per previous inspection report
- Home comes Fully Furnished

COMPASS



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