



Welcome to 231 Ridge Cove Lane



CAPE ROYALE

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

NOTABLE FEATURES & IMPROVEMENTS:

- 1.9 waterfront acres in the desirable Reserves section of Cape Royale
- Enjoy wide-open lake views while tucked within a protected cove
- Downstairs AC Unit replaced May 2025, upstairs unit new coils in 2019
- Roof replaced in 2018
- Vertical Hardi exterior installed
- Power Shades and Plantation Shutters
- Kitchen remodel with quartz counter tops, farmhouse sink, new cabinet doors, backsplash and refrigerator
- All three bathrooms remodeled and updated
- Shiplap added to the interior walls
- Durable, wood look tile flooring installed throughout the living area and primary suite
- New carpet in guest bedrooms
- Fresh interior painting
- Spider Be Gone system
- Stairs leading to the front of the home were redesigned
- Interior staircase upgraded with wood stair treads
- Oversized garage with epoxy-coated floors
- Backyard re-leveled
- Garage doors replaced 2019 and metal awnings added to home
- Adjacent 3 acres available for purchase

COMPASS



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