

WINDSOR



GOLF ESTATES AT SOUTH VILLAGE

CROOM CONSTRUCTION – PLAN A

CROOM CONSTRUCTION COMPANY



DAVID CROOM, PRESIDENT & CEO DAVID LYONS, VICE PRESIDENT



Founded in Vero Beach in 1978, Croom Construction Company has built nearly 800 luxury residences on Vero's barrier island. The original Windsor Beach Club that was the Weston family's first residence at Windsor and the prototype Windsor House designed by Town Planner Andrés Duany are among the many custom homes Croom Construction Company has built. Sensitive to architectural details and with an average tenure of 16 years, the firm's managers and craftsmen have the expertise to execute intricate designs. Croom Construction Company is the recipient of numerous awards and their work has been featured in many national publications including *Architectural Digest*, *Coastal Living*, *Metropolitan Home*, and *Town and Country*.

WWW.CROOMCONSTRUCTION.COM

“The details we execute regularly at Windsor are considered extraordinary in most places. Windsor owners have a deep appreciation of architecture and design, and we are experienced at producing the subtleties their homes demand.”

— David Croom

PLAN A

Upon entering this residence you immediately experience the lushly landscaped courtyard garden and inviting pool. Outdoor living is further enhanced by first and second floor verandas and a spacious loggia with fireplace set within the private courtyard. The elegant great room complete with fireplace, custom cabinetry and stone floors boasts multiple French doors that open on to the courtyard garden and pool and walled garden. The second floor master bedroom features rich hardwood flooring, a luxurious master bath and his-and-

hers closets. Also located on the second floor, a library with full bath and closet can serve as a fourth bedroom. A carriage house with bedroom suite, sitting room, kitchenette and balcony provides a private retreat for guests.

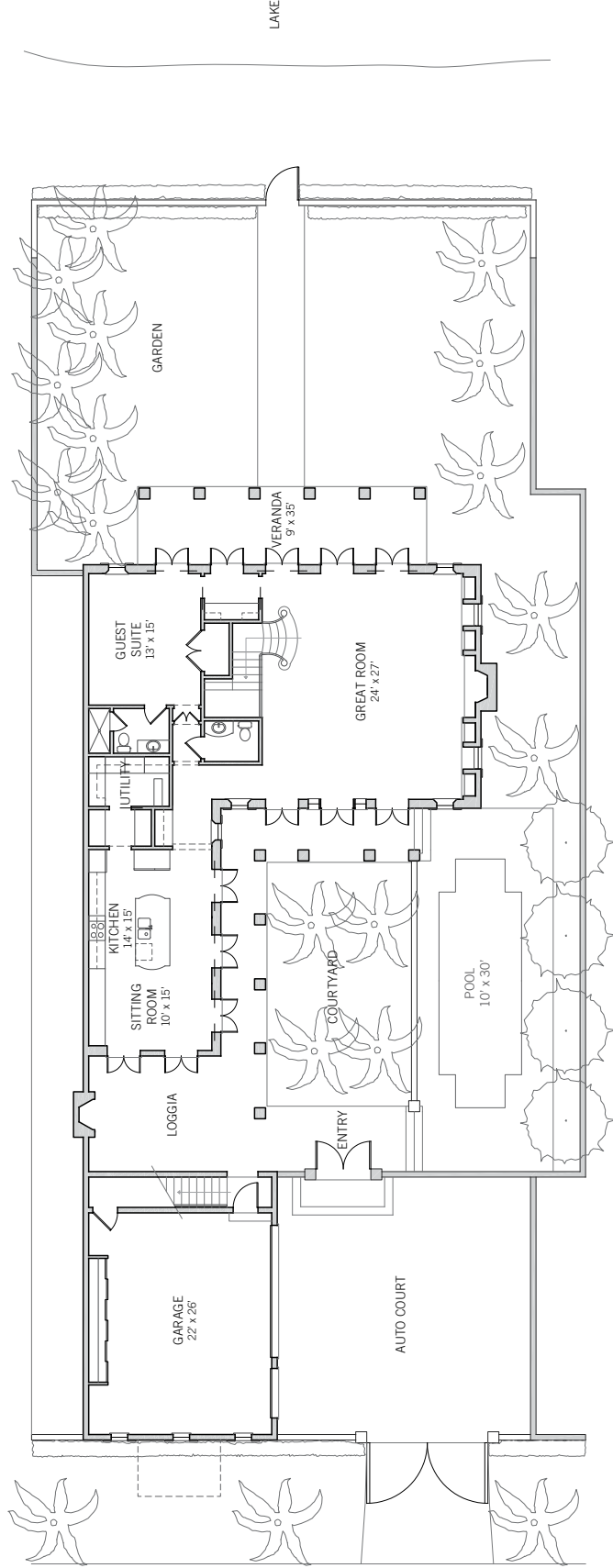
BEDROOMS	4
BATHROOMS	4 FULL, 1 HALF
AIR CONDITIONED SPACE	4,100 SQ FT
NON-AIR CONDITIONED SPACE	2,100 SQ FT
ARCHITECT	BRENNER & ASSOCIATES



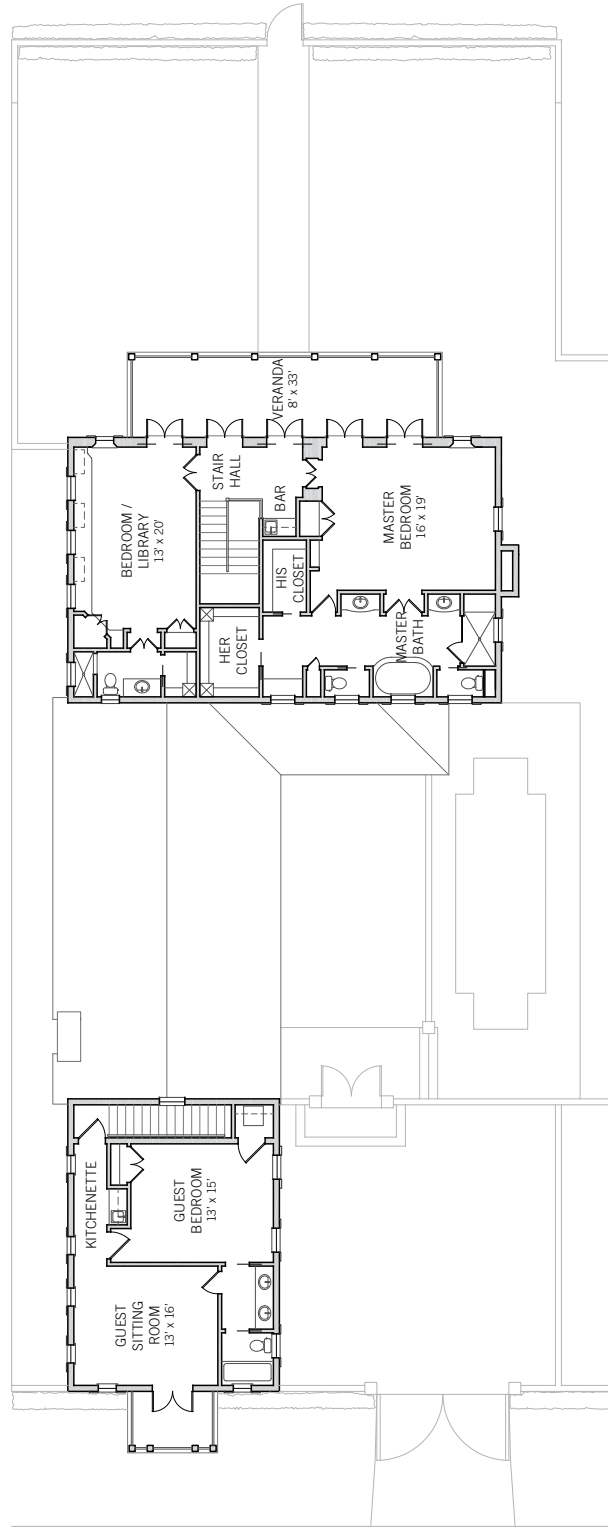


CROOM CONSTRUCTION

PLAN A

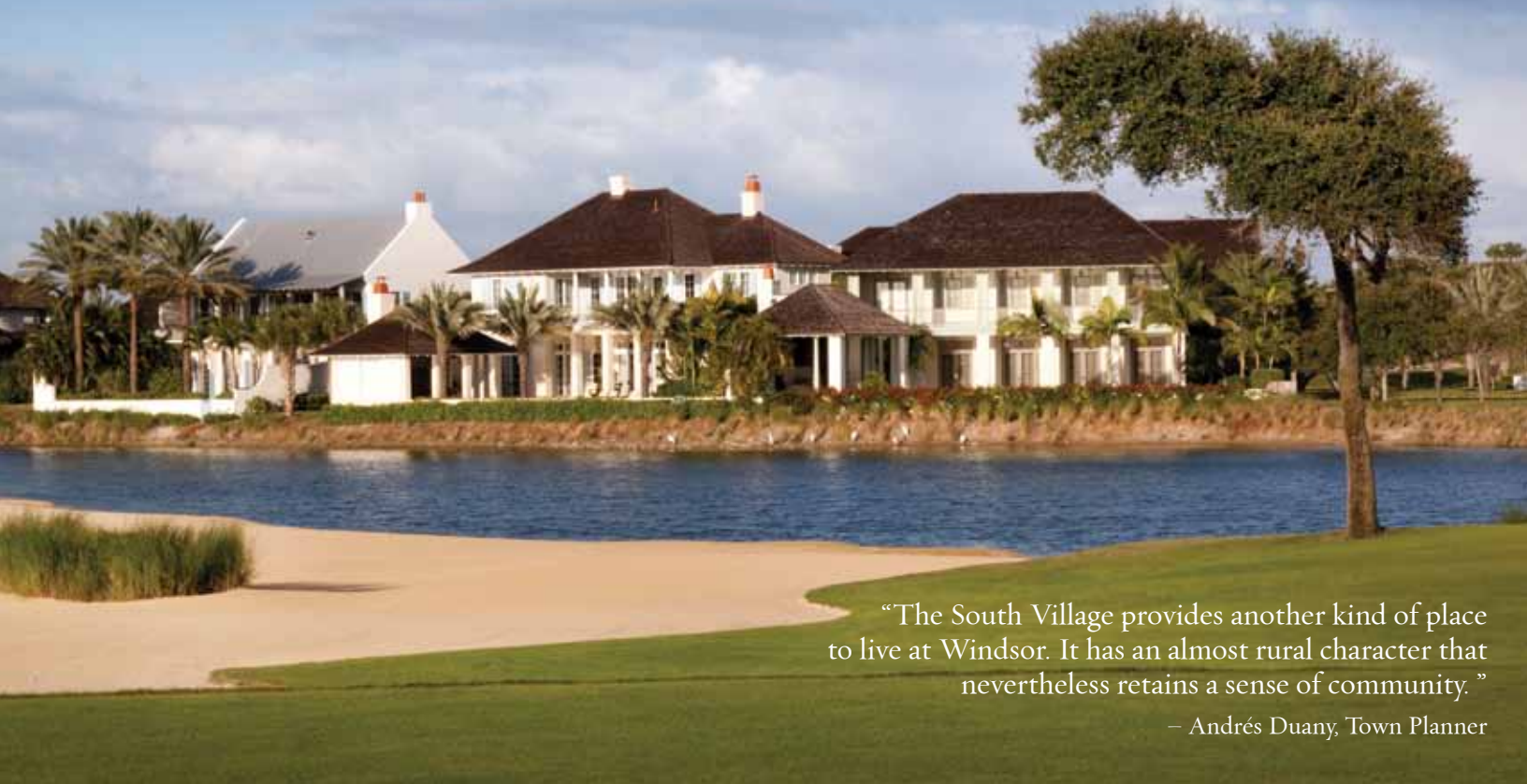


GROUND FLOOR PLAN



SECOND FLOOR PLAN

GOLF ESTATES AT SOUTH VILLAGE



“The South Village provides another kind of place to live at Windsor. It has an almost rural character that nevertheless retains a sense of community.”

– Andrés Duany, Town Planner

The Golf Estates at South Village offer a unique opportunity to choose the building process best suited to individual home style preferences and desired timeframe for completion.

Buyers can now select a home plan from a collection of limited edition home designs by award-winning architects. The chosen design will be built by one of Windsor’s carefully selected custom home builders, each of whom has demonstrated an ability to meet the exacting standards set by Windsor’s town planners. Choosing an existing, approved design reduces typical custom home construction time by nearly half.

Each of Windsor’s Golf Estates builders has commissioned two individual floorplans, which are paired with a unique exterior elevation. In keeping with Windsor’s architectural standards, exterior elevations are not repeated, allowing for the varied streetscapes visually present in Windsor. These new plans are suited to several different homesites in the South Village and are pre-priced for ease of planning.



These drawings, colors, and floor plans are conceptual only and are for the convenience of reference. They should not be relied upon as representation, express or implied, of final detail. The developer expressly reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion.



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