

WINDSOR



3465 NORTH SAVANNAH PLACE



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Renovated in 2021, this light-filled home with a central courtyard and pool garden offers a refreshing setting for relaxed family gatherings and gracious entertaining. The kitchen, living room and primary bedroom suite – all located on the second floor and all opening via French doors to a deep loggia – enjoy magnificent long southern views over Windsor's fairways and lakes. Exceptionally high ceilings, large windows and a light neutral palette enhance luminous interiors while extensive custom millwork complements the Anglo-Caribbean architecture.

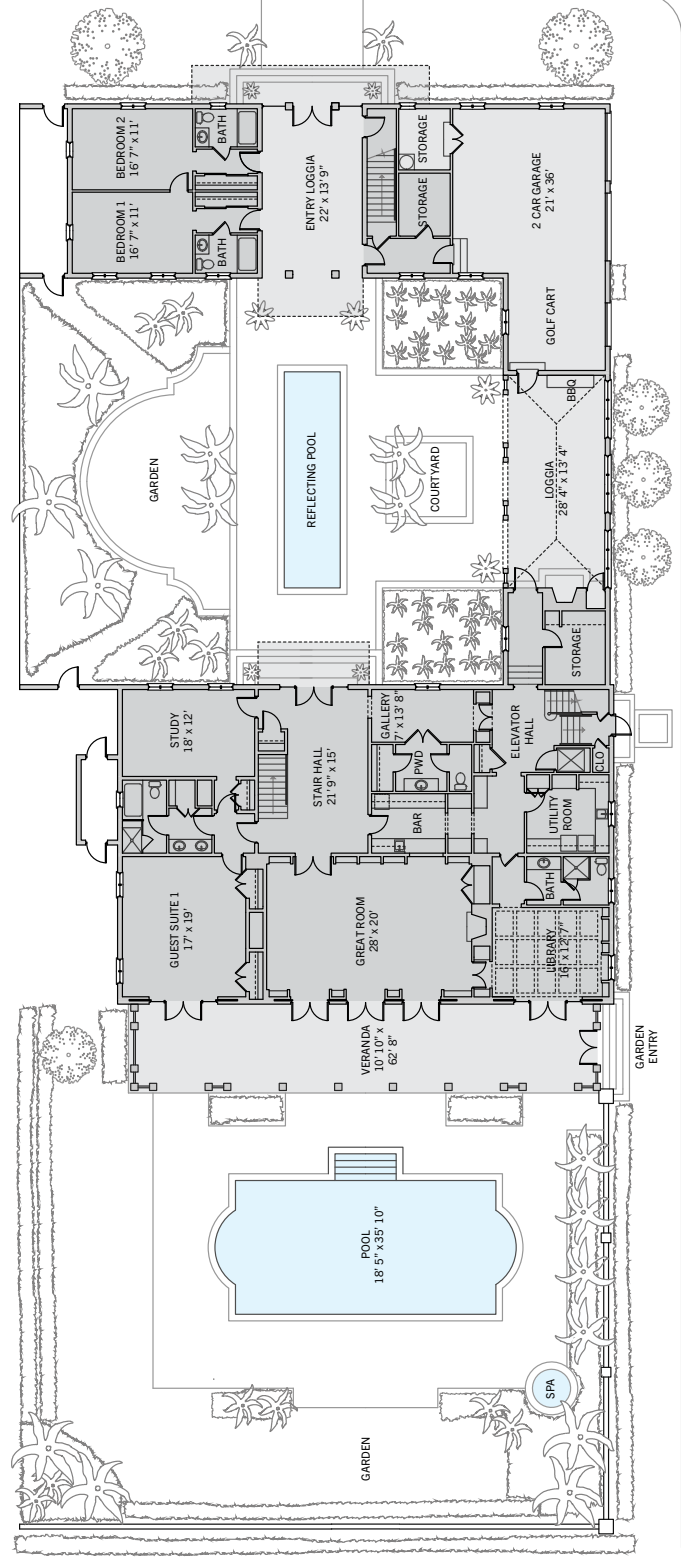
BEDROOMS	6
BATHROOMS	8 FULL, 2 HALF
A/C SPACE	8,893 SQ FT
NON-A/C SPACE	3,401 SQ FT
ADJUSTED SPACE*	10,594 SQ FT
LOT TYPE	FAIRWAY GARDEN
LOT SIZE	15,717 SQ FT
LOCATION	BLOCK 34 / LOT 3
ARCHITECT	GIBSON & ASSOCIATES, INC.
BUILDER	HALE CONSTRUCTION, INC.
YEAR BUILT	2003

**Adjusted Space equals A/C space plus 50% of non-A/C space*

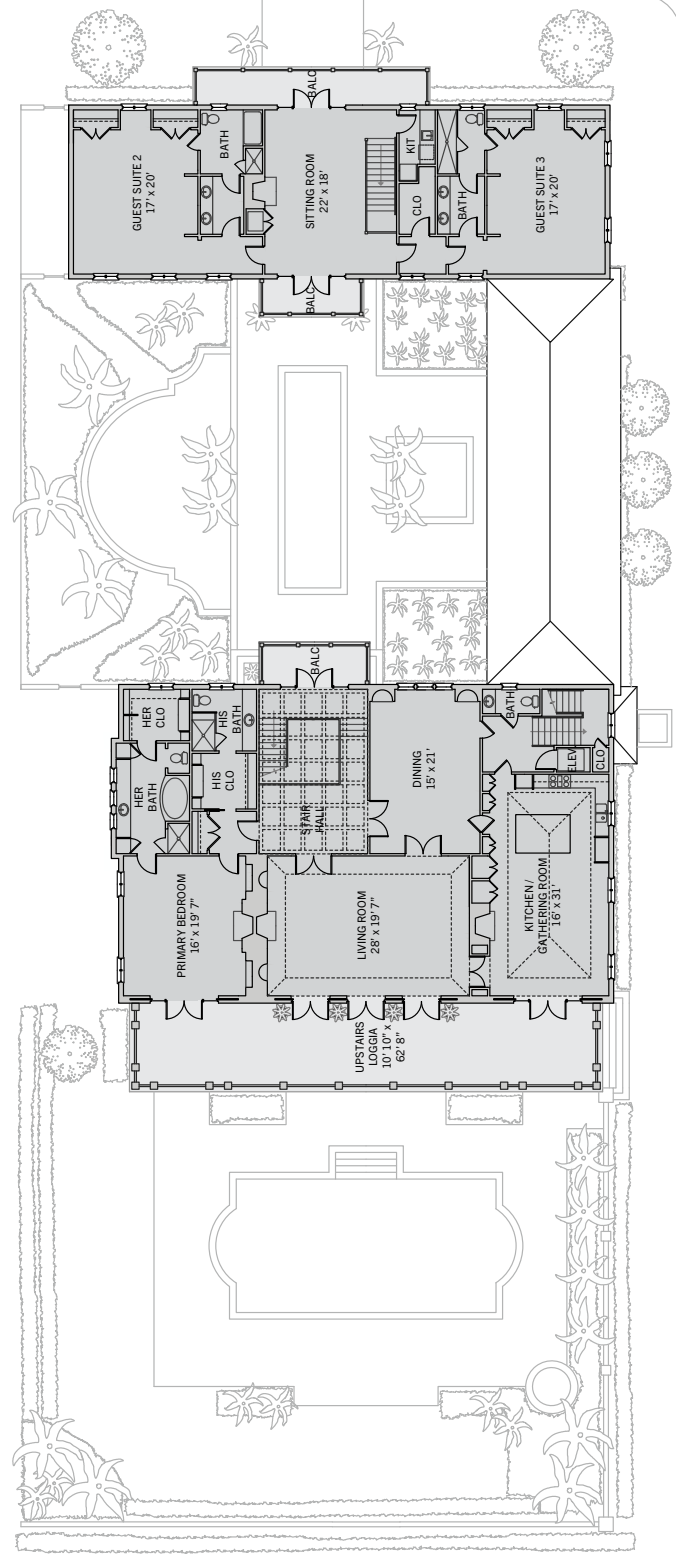
FAIRWAY GARDEN

East of the Indian River and bordering the iconic undulating fairways of Windsor's links-style golf course, Fairway Garden House Sites feature scenic views of the central village. Expansive south-facing walled gardens offer great privacy and are sheltered from seasonal northeastern winds by L-shaped homes. Loggias and porches have views over the fairways. Low masonry walls at the property perimeter create visual harmony.





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.





LIVING & ENTERTAINING

Inside and out, this home elevates the experience of beautiful views and the wonderful climate. The central courtyard with a garden, reflecting pool and outdoor living loggia, is wonderfully private. The south-facing garden, set within manicured hedges and overlooking the golf course, features a pool and spa that enjoy wide open views and remarkable all-day sunlight. Interiors are equally inviting with a ground-level great room and library that open to the pool garden and second floor living spaces and the formal dining room showcase fairway and courtyard views respectively.



PRIVATE SUITES

With two bedroom suites in the main home and a four-bedroom guest cottage, family and friends are easily accommodated. The second-floor primary suite in the main home features two en-suite bathrooms, each with a walk-in closet, and opens to a covered loggia overlooking the pool garden and golf course. The main home also has a ground floor bedroom and adjacent bathroom. In the guest cottage two bedrooms are located on the first floor. Two additional bedrooms as well as an expansive central sitting room with north- and south-facing balconies and a kitchenette are on the second floor. All guest cottage bedrooms feature en-suite bathrooms.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Two courtyard gardens
- Deep, covered loggias with long southern views
- Jatoba wood flooring throughout, with the exceptions of the ground floor stair hall (limestone) and the kitchen (painted heart pine)
- Extensive renovation in 2021 including new appliances, fixtures, systems, and painting

OUTDOOR LIVING

- Entry loggia opens to a courtyard with a reflecting pool
- A spacious loggia overlooking the reflecting pool features a seating area with a fireplace and a barbecue grill
- The pool garden overlooks the golf course and is accessed via French doors from the family room, library and one guest suite

GROUND FLOOR

- Great room with a fireplace opens to the south-facing poolside veranda
- Wet bar with refrigerator, ice maker and wine storage, opens to the great room
- Back stair hall with elevator
- Gracious double-height stair hall
- Large laundry room and spacious storage closets

GROUND FLOOR CONTINUED

- Library with extensive built-in cabinetry and coffered ceilings has an adjacent full bathroom

SECOND FLOOR

- Kitchen with vaulted ceilings, central island, bar, sitting area and fireplace
- Living room with cove ceilings and fireplace
- Dining room with wainscoting overlooks the entry courtyard through large windows
- Expansive loggia for entertaining

PRIVATE SUITES

- Primary bedroom suite with fireplace opens through French doors to loggia with long southern views over the lake and fairways
- Two en-suite primary suite bathrooms with walk-in closets, one with a jetted bathtub
- Guest suite with adjacent bathroom opens to pool garden

GUEST COTTAGE

- Four bedrooms with en-suite bathrooms
- Second-floor central living room with fireplace, adjacent kitchenette and north- and south-facing balconies

A VILLAGE BY THE SEA

Located in Vero Beach along Florida's Treasure Coast, Windsor is a private residential community and sporting club with a uniquely enchanting lifestyle. Across 470 lush acres, nestled between the Atlantic Ocean and the Indian River, Members and guests enjoy a host of exclusive amenities, including beach and golf clubs, a links-style golf course, tennis and equestrian centers and fine and casual dining restaurants.



AMENITIES

1. VILLAGE CENTRE
2. FITNESS & WELLNESS CENTRE
3. TOWN HALL
4. EQUESTRIAN CENTRE
5. BEACH CLUB
6. POLO FIELD
7. CROQUET GREENSWARD
8. TENNIS CENTRE
9. CLUBHOUSE
10. THE GALLERY



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