

# WINDSOR



10160 ST. AUGUSTINE AVENUE





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This five- or six-bedroom, six-full bathroom home in the South Village offers the convenience of turnkey living paired with the fresh appeal of new construction. Highlights of this thoughtfully designed two-story residence include a dramatically sized great room that opens to the garden for seamless indoor-outdoor living, and a large pool with integrated spa and sun shelf. Interiors designed with high and vaulted ceilings will be filled with light while windows will showcase tranquil lake and fairway views. The separate two-bedroom guest house will provide added privacy for visitors and larger households. Construction is scheduled to begin in mid-2024.

BEDROOMS	5-6
BATHROOMS	6 FULL, 1 HALF
A/C SPACE	5,328 SQ FT
NON-A/C SPACE	2,205 SQ FT
ADJUSTED SPACE*	6,430 SQ FT
LOT TYPE	SOUTH VILLAGE
LOT SIZE	10,756 SQ FT
LOCATION	BLOCK 52 / LOT 2
ARCHITECT	BRENNER & ASSOCIATES
BUILDER	BARTH CONSTRUCTION, INC

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



## SOUTH VILLAGE

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Windsor's South Village is a tranquil enclave of golf estates and custom residences overlooking lakes, fairways and lush oak hammocks. Homes are designed to take advantage of views while offering great privacy with tall garden walls and thoughtfully placed windows. Typical home sites feature gardens and courtyards, porches overlooking the golf course and separate carriage houses with guest suites above. In addition to the Windsor main entrance, the South Village is directly accessible from A1A.

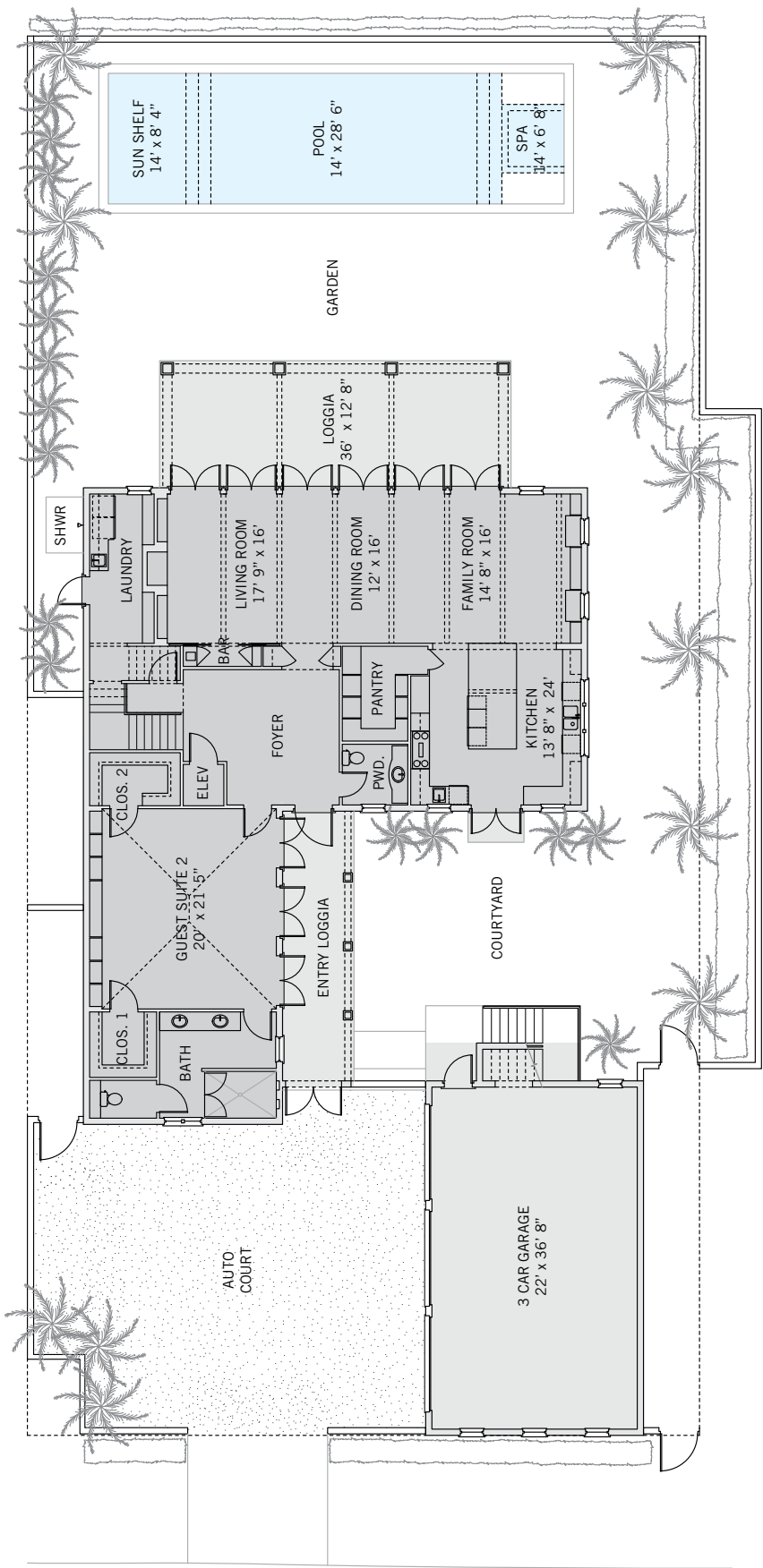


## BARTH CONSTRUCTION

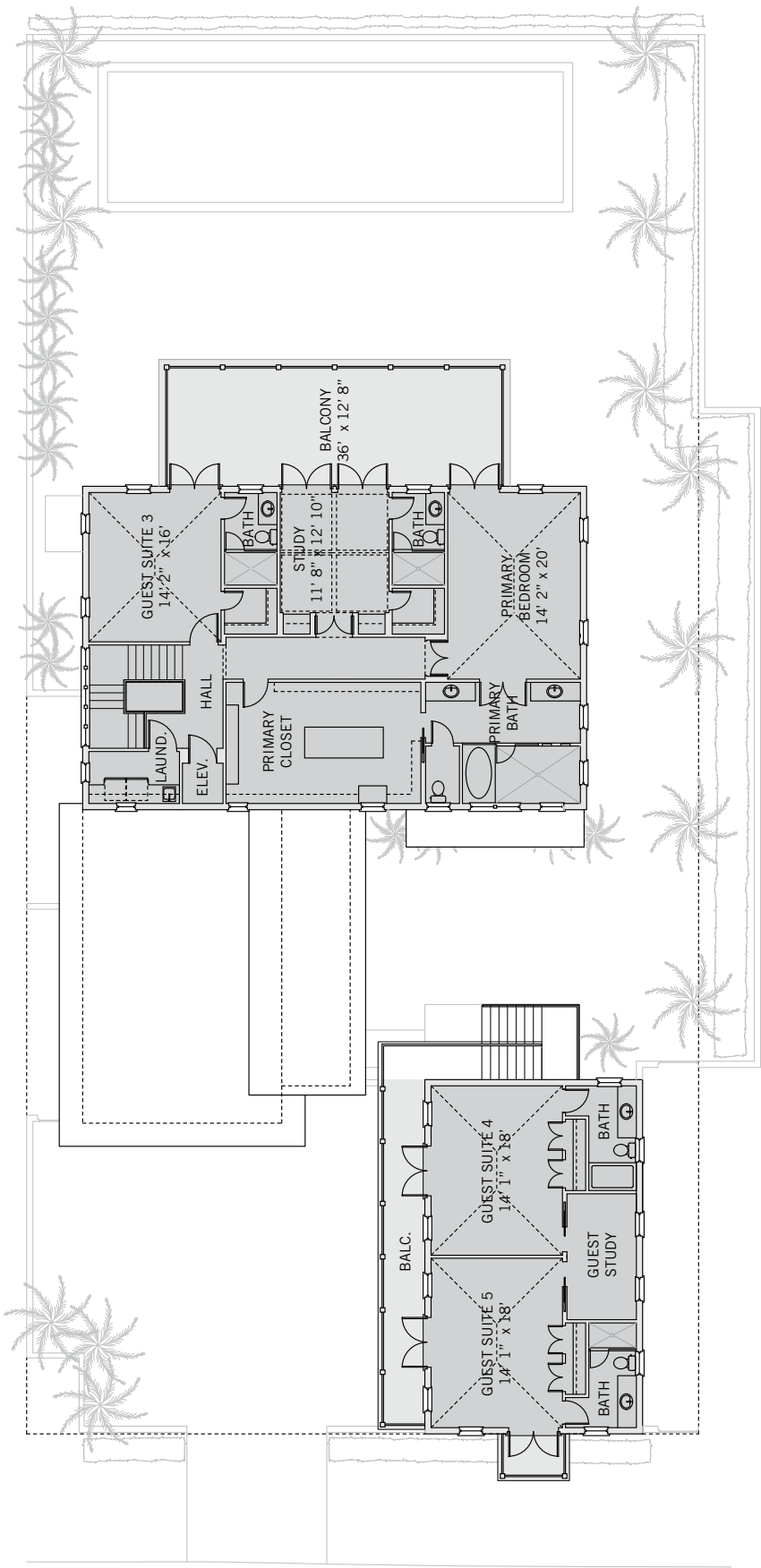
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Barth Construction has been serving clients and building relationships in Indian River and St. Lucie Counties for more than 40 years. Their success in the residential and commercial markets is attributed to a high level of professionalism, teamwork and unsurpassed attention to detail. The firm takes pride in its unyielding quality and ability to deliver a project on time, through proper planning and coordination, while providing an exceptional customer experience.





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.







# DESIGN DETAILS & FINISHES

## PROPERTY & ARCHITECTURE

- Prime South Village location
- Five or six bedrooms, six full baths, one powder room
- Auto court and three-car garage
- Elevator in main house
- First-floor laundry room accessible from interior and exterior
- Second-floor laundry room

## OUTDOOR LIVING

- Entry courtyard
- Loggia overlooking the golf course and fairway
- 14' x 42' pool with integrated sun shelf and integrated spa
- Outdoor shower

## INDOOR LIVING

- Kitchen with Shaker-style cabinetry, central island, stone countertops and tile backsplash opens to entry courtyard
- Kitchen designed with two sinks, two dishwashers and two refrigerators
- Walk-in butler's pantry
- Great room with beamed ceilings opens through six sets of French doors to the loggia and garden
- Living area with slate-surround fireplace and wet bar with refrigerator drawers

## INDOOR LIVING CONTINUED

- Central dining area
- Family room area with a built-in media center with TV

## PRIMARY SUITE

- Bedroom with vaulted ceilings opens to a large balcony
- Bathroom with two vanities, a bathtub, a separate shower and a water closet
- Large, windowed dressing room with central island and custom shelving and hanging space
- Study or bedroom opens to a large balcony overlooking the golf course

## GUEST SUITES

- First-floor bedroom with vaulted ceilings, en-suite bath and two walk-in closets opens to the entry courtyard
- Second-floor bedroom with en-suite bathroom and walk-in closet opens to a large balcony overlooking the golf course

## GUEST HOUSE

- Second-floor guest house with two bedrooms and a study
- Each bedroom has an en-suite bathroom and a closet, one has a private balcony
- Wrap-around balcony accessible from both bedrooms



## 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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