

WINDSOR



3245 MEETING WAY



3245 MEETING WAY

Set in a prime village location between the Village Centre and the Clubhouse, this light-filled two-bedroom, two-and-a-half bath home exudes charm and elegance in equal measure. With both a side courtyard and a central garden featuring high bougainvillea-covered walls and a lovely raised lily pond, it is ideal for those who enjoy dining and relaxing in a tropically inspired space. Inside, a combination of beautifully crafted millwork, French doors, and large windows come together to create a residence with traditional lines and contemporary airiness.

BEDROOMS	2
BATHROOMS	2 FULL, 1 HALF
A/C SPACE	1,885 SQ FT
NON-A/C SPACE	952 SQ FT
ADJUSTED SPACE*	2,361 SQ FT
LOT TYPE	ROW HOUSE
LOT SIZE	3,200 SQ FT
LOCATION	BLOCK 9 / LOT 7
ARCHITECT	SCOTT MERRILL
BUILDER	ACRON CONSTRUCTION
YEAR BUILT	1991

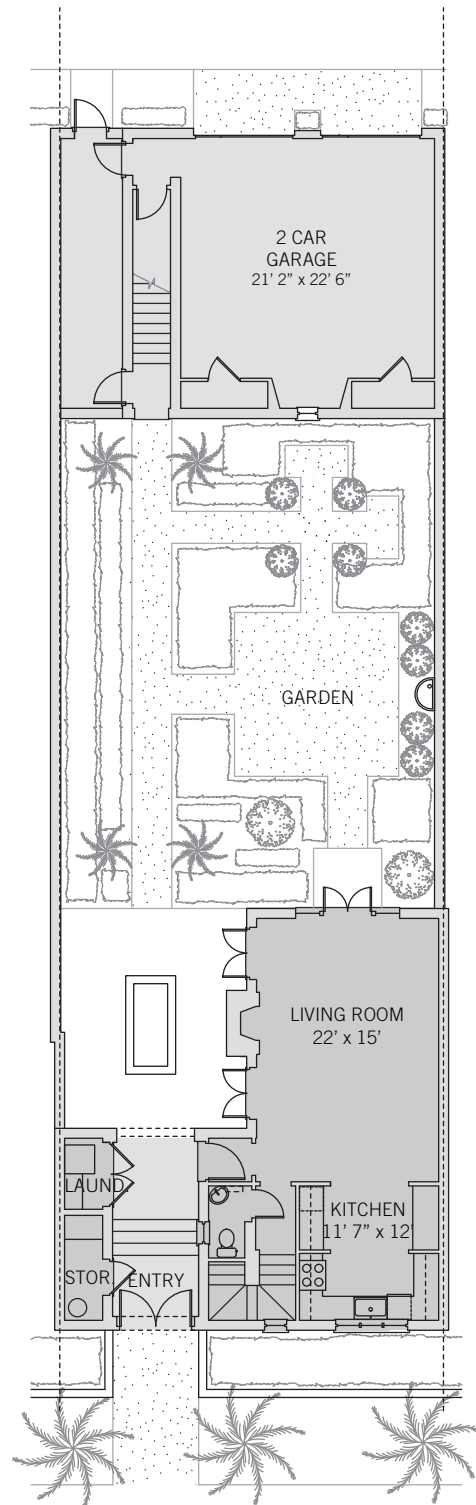
**Adjusted Space equals A/C space plus 50% of non-A/C space*

ROW HOUSE

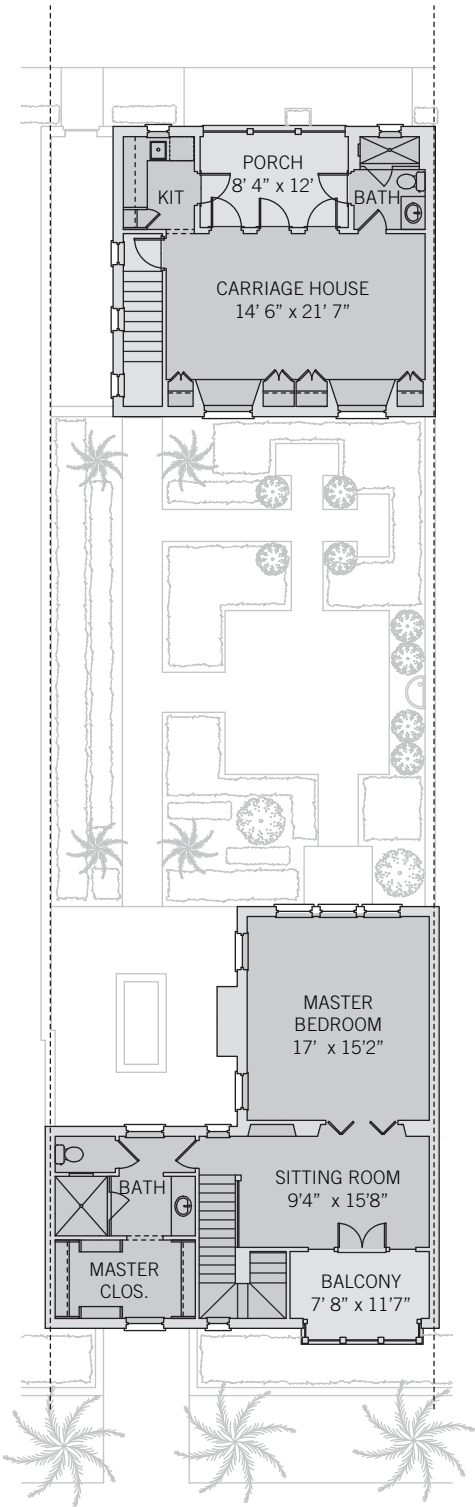
Located in Windsor's central village, Row House home types are inspired by traditional town homes in older American and European cities. Occupying the full footprint of deep, slender properties and sharing common building walls, these residences have a dignified and restrained exterior presence that belies the character of their light-filled interiors and garden courtyards. Garden walls preserve privacy while balconies create connections to the community.







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

This residence enchants from the first instant with a romantic gated entry archway leading to the lushly landscaped side courtyard, which, in turn, leads to the garden. The living room, with soaring 12-foot-high ceilings, opens through French doors to both outdoor spaces, creating a flowing indoor-outdoor living experience. A fireplace with a dark stone surround brings a cozy feeling to the living room, and the adjacent open kitchen with crisp white cabinetry and a window overlooking the village green enhances the welcoming ambiance.



PRIVATE SUITES

A handsome stairwell with board-and-batten paneling gives access to the master suite, which occupies the entire second floor, offering great privacy and exceptional natural light. The master suite features a Carrara marble-clad bathroom, a large windowed walk-in closet/dressing room as well as a sitting room that opens to a covered balcony. At the opposite end of the property, the second floor of the carriage house offers a spacious flexible bedroom / studio with an en-suite full bathroom and kitchenette as well as a covered balcony with beautiful southern views toward the Clubhouse.







DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Central village location steps from the Town Hall, Equestrian Centre and Golf Club
- Two bedrooms, two baths, one powder room
- Two-car garage

OUTDOOR LIVING

- Gated entry archway
- Stone-paved courtyard with a raised lily pond and a wall-mounted water fountain
- Garden with high bougainvillea-draped walls and mature landscaping, including royal palms and star jasmine

INDOOR LIVING

- Stairwell with board-and-batten paneling
- Ipe wood flooring throughout

LIVING ROOM

- 12-foot ceilings, extensive millwork and a central fireplace
- French doors with transoms above open to the side courtyard
- Double French doors open to the central garden

KITCHEN

- U-shaped kitchen overlooks the village green and opens to the living room
- Solid wood white painted cabinetry
- Caesarstone countertops and backsplashes
- Sub-Zero refrigerator and dual-zone wine refrigerator

MASTER SUITE

- Full-floor master suite
- Master bedroom with folding French doors overlooks the garden and the courtyard
- Master sitting room / home office with built-in shelving opens to a covered balcony with treetop village views
- Classically detailed en-suite bathroom with chevron pattern Carrara marble tile flooring and Carrara marble countertops and spa shower
- Walk-in closet / dressing room with built-in cabinetry

CARRIAGE HOUSE

- Large main room with built-in cabinetry and window seat
- Full bathroom and kitchenette
- Covered porch overlooking the village green

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 425 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 CENTRE
3. TOWN HALL
4. EQUESTRIAN CENTRE
5. BEACH CLUB
6. POLO FIELD
7. CROQUET GREENSWARD
8. TENNIS CENTRE
9. CLUBHOUSE
10. THE GALLERY



10680 BELVEDERE SQUARE VERO BEACH FLORIDA 32963

TEL 772 388 8400 OR 800 233 7656

WINDSORFLORIDA.COM