

WINDSOR



9980 RENFREW AVENUE





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From its elegant entry sequence through a spacious courtyard that is resonant with the gentle sound of a water fountain, to its gracious lakeside pool garden with golf course views, this home sets a tone of ease and tranquility. Set on a corner lot, it is bordered by lush vegetation that offers quintessential tropical views from the great room, kitchen, master bedroom and carriage house. Rich dark-stained oak flooring throughout most of the home is balanced by crisp white millwork, including wainscoting, vaulted beamed ceilings and paneled archways. All living spaces and bedrooms enjoy direct access to a loggia or courtyard and a poolside cabana with a fireplace takes outdoor living to the water's edge.

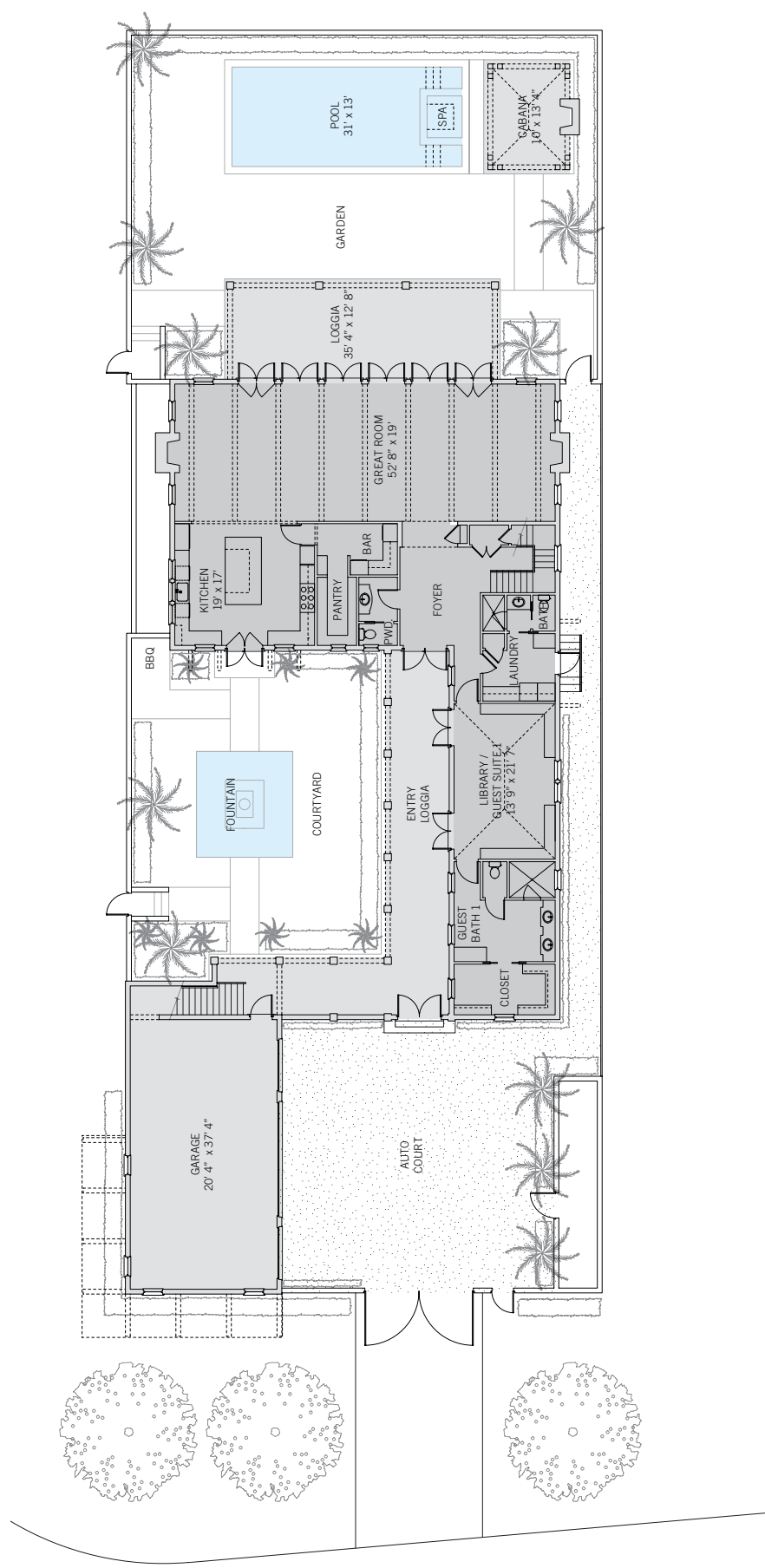
BEDROOMS	5
BATHROOMS	6 FULL, 1 HALF
A/C SPACE	6,002 SQ FT
NON-A/C SPACE	3,083 SQ FT
ADJUSTED SPACE*	7,544 SQ FT
LOT TYPE	SOUTH VILLAGE
LOT SIZE	11,552 SQ FT
LOCATION	BLOCK 55 / LOT 1
ARCHITECT	BRENNER AND ASSOCIATES
BUILDER	BARTH CONSTRUCTION OF VB, LLC
YEAR BUILT	2015

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

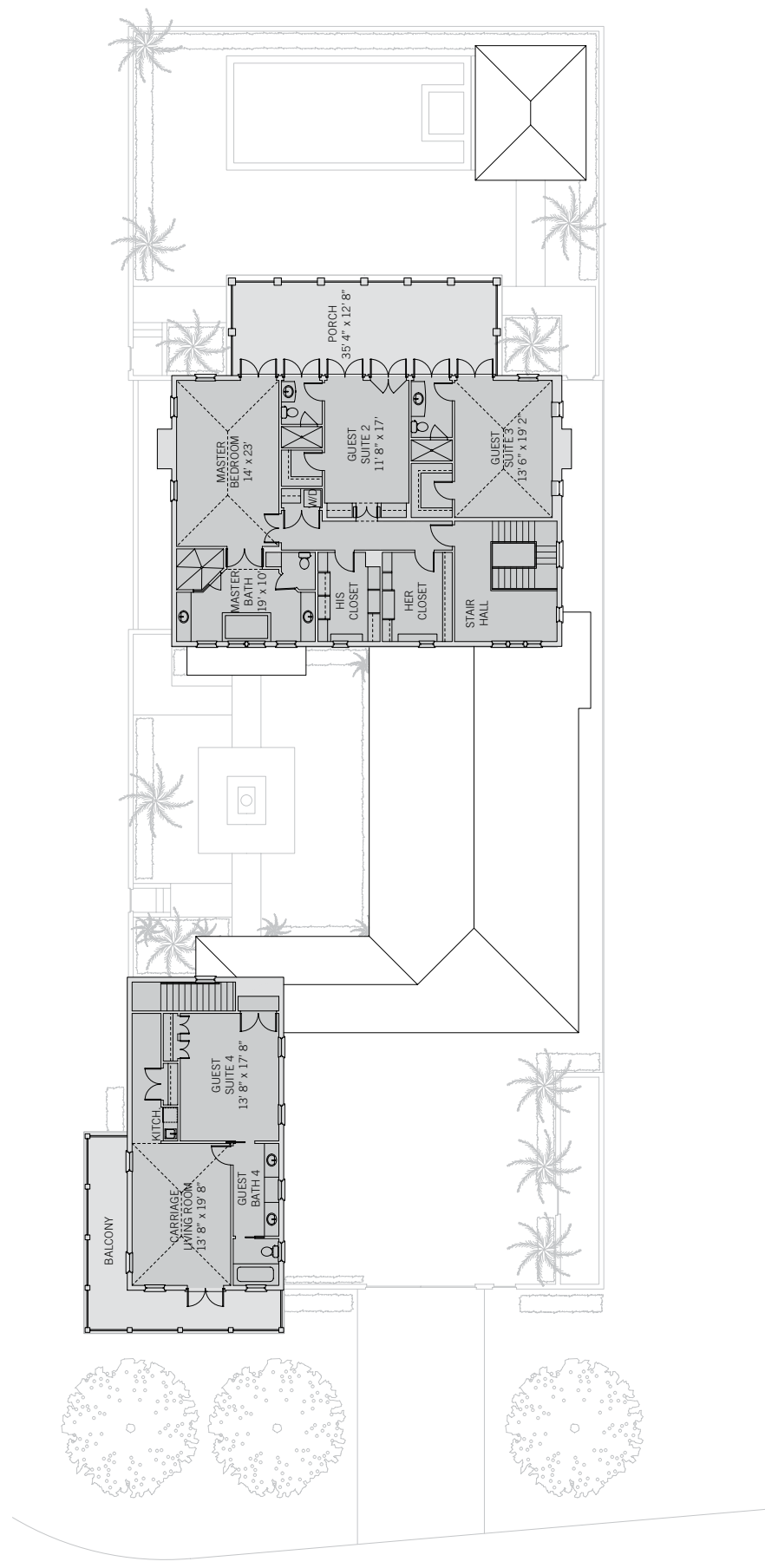
SOUTH VILLAGE

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 accessible directly from A1A.





GROUND FLOOR



SECOND FLOOR



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 home's magnificent great room extends virtually the full width of the property and enjoys abundant natural light through three exposures. It is anchored at each end by a slate and French limestone fireplace and opens through six sets of French doors to the covered rear loggia and pool garden. The adjacent open-plan kitchen features an oversized central island and opens to the central courtyard, where a barbecue grill is conveniently located. A large walk-in butler's pantry next to the kitchen provides abundant out-of-sight storage.





PRIVATE SUITES

This home's master bedroom is designed with vaulted beadboard ceilings and opens to a broad, covered porch that enjoys lake views and ocean breezes. The en-suite master bath overlooks the central courtyard and two windowed dressing rooms each offer extensive built-in cabinetry. Two additional bedrooms, each with an en-suite bath, also open to the covered porch. The ground-floor library with en-suite bath can easily serve as a guest room. In addition, the one-bedroom carriage house with living room, kitchenette and wrap-around balcony provides great privacy.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Prime South Village location
- Five bedrooms, six full baths, one powder room
- Upstairs and downstairs laundry rooms

OUTDOOR LIVING

- Olympic stone paving throughout most outdoor living areas
- Landscaped central courtyard with water fountain, deep wrap-around loggia and barbecue grill
- Rear covered loggia with beadboard ceiling overlooks the swimming pool and lake
- Heated saltwater pool with integrated spa
- Poolside cabana with fireplace
- Direct access from side yard to pool bath with shower

INDOOR LIVING

- Dark-stained white oak flooring throughout most living areas
- Library / optional bedroom with en-suite full bath and walk-in closet opens to central courtyard
- Great room with beamed ceiling and two Chesneys gas fireplaces opens to loggia through French doors

KITCHEN

- Green waves quartzite counters and glass tile backsplashes

- Floor-to-ceiling white painted wood cabinetry
- Walk-in storage pantry
- Walk-in butler's pantry with refrigerator and wine refrigerator

MASTER SUITE WING

- Bedroom with vaulted beamed ceilings opens to shared porch overlooking the lake and golf course
- En-suite bathroom with two vanities, soaking tub and separate shower
- Two windowed walk-in closets / dressing rooms

GUEST SUITES

- Two second-floor bedrooms with walk-in closets, en-suite bathrooms and access to a shared porch overlooking the lake and golf course

CARRIAGE HOUSE

- One bedroom with en-suite bathroom with double vanity
- Sitting room with vaulted ceilings and a covered wrap-around balcony with west views
- Kitchenette with white marble countertops

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 & 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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