

WINDSOR



3340 SAVANNAH PLACE





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Set along the southern perimeter of the golf course with magnificent sweeping views over the lakes and links, this 1.7-acre property – the largest Country Estate at Windsor – has been designed as a family-style compound. The main residence and four guest cottages together offer 13 bedrooms, allowing ample space to host extended family and friends. Airy, contemporary and filled with natural light, the main residence features expansive, gracious living, dining, and entertainment spaces that flow seamlessly to multiple large terraces, balconies and a central garden courtyard that is ideal for large family gatherings or special events.

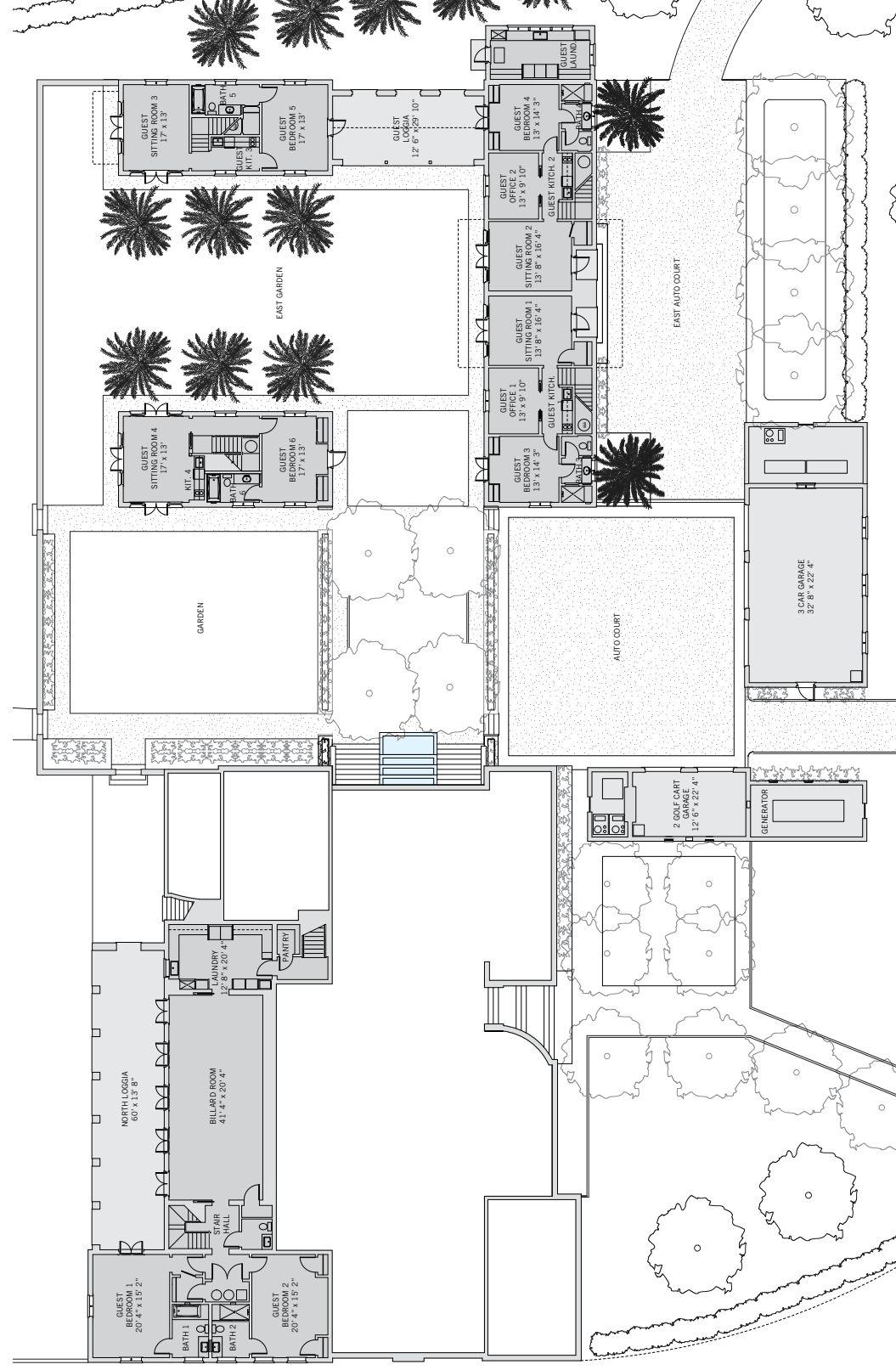
BEDROOMS	13
BATHROOMS	14 FULL, 3 HALF
A/C SPACE	13,317 SQ FT
NON-A/C SPACE	4,332 SQ FT
ADJUSTED SPACE*	15,483 SQ FT
LOT TYPE	COUNTRY ESTATE
LOT SIZE	76,412 SQ FT
LOCATION	BLOCK 23 / LOTS 4 & 5
ARCHITECT	MERRILL, PASTOR & COLGAN
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2014

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

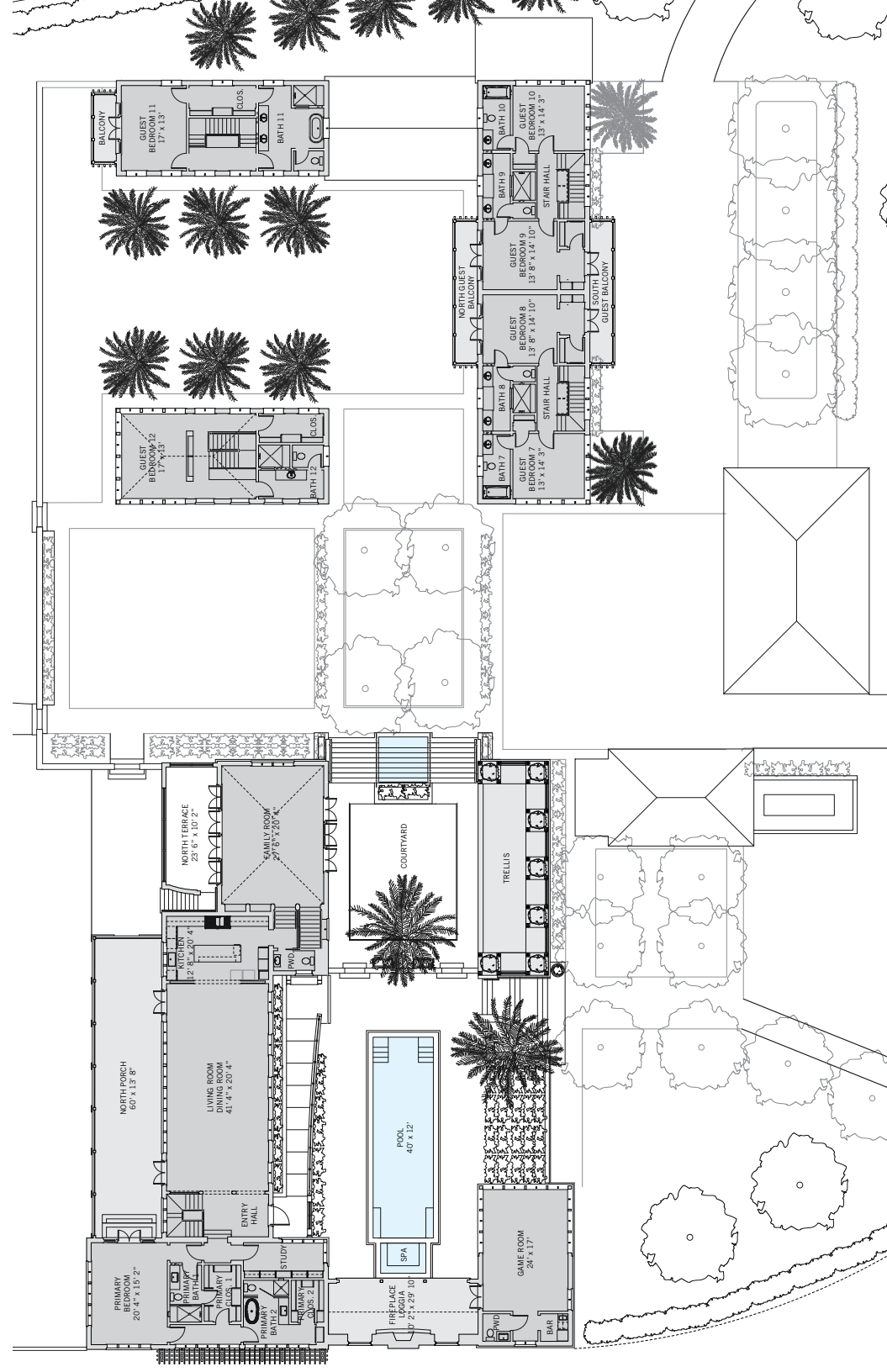
COUNTRY ESTATE

As a Country Estate, this home is located along the perimeter of the golf course, is set on one of Windsor's largest properties, and is surrounded by landscaped grounds. While Country Estates enjoy the most permissive building code requirements, all incorporate a few common elements on their golf course-side façades in order to create architectural interest and visual harmony. Those elements include wide ground-floor porches or loggias and low masonry walls.





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

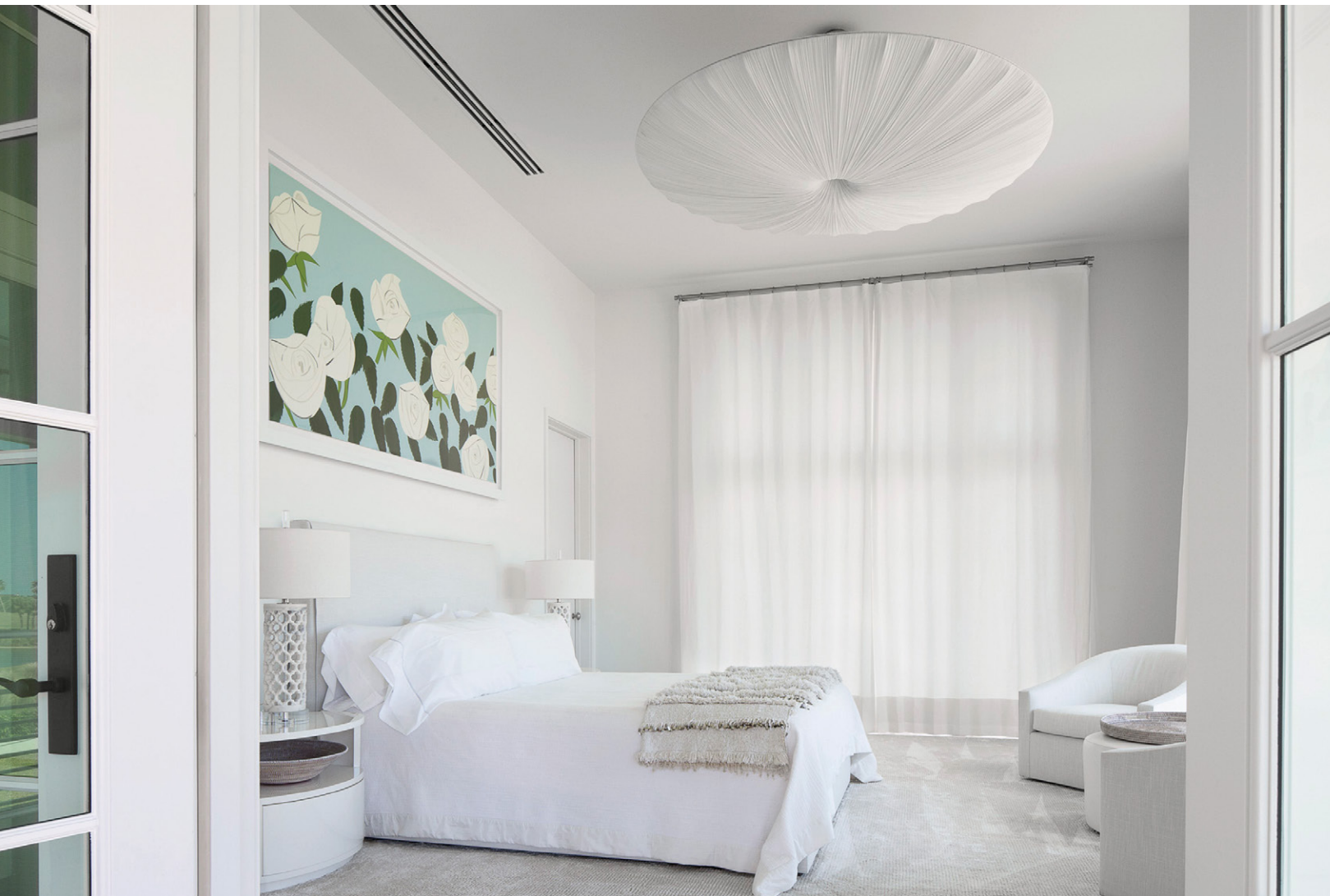
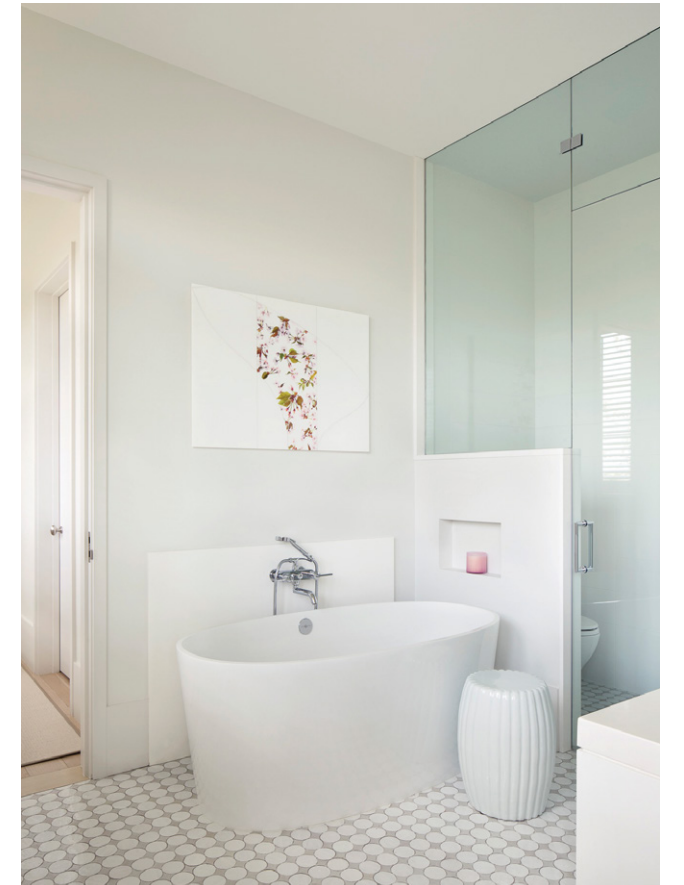
Mature oak trees along Savannah Place provide an added level of privacy for the compound, which is entered via a lushly landscaped garden with a cascading mosaic-tiled water feature. In the central courtyard the pool is surrounded by ample terrace and lawn areas for lounging and entertaining. Interiors of the main residence and guest houses are impeccably designed and finished, offering a luxuriously relaxed retreat with perfectly appointed spaces for everything from gourmet cooking and dining to game night.





PRIVATE SUITES

With three bedroom suites in the main residence and four multi-bedroom, two story guest cottages this compound comfortably accommodates inter-generational families and special guests. The main residence primary suite features soaring 12-foot ceilings, two bathrooms, two custom walk-in closets and a private office with extensive built-in cabinetry overlooking the courtyard. The guest cottages are built around a shared central courtyard garden. Each is designed with a well-equipped kitchenette and all offer sitting rooms, dining areas and balconies. Three of the cottages are attached, the fourth is free-standing.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Village location along the southern perimeter of the golf course
- 1.7-acre double lot, panoramic lake and fairway views
- Two laundry centers
- Three-car plus two-cart garage

OUTDOOR LIVING

- Terraced gardens, loggias and courtyards between the main residence and guest cottages
- Pool, spa and water fountain finished in blue mosaic tiles
- Limestone pavers on pool surround, loggias and entry stairs
- Poolside loggia with fireplace
- Poolside game room with powder room and walk-in wet bar
- Citronella oil mosquito misting system

INDOOR LIVING

- Living room opens through multiple sets of French doors to a covered porch overlooking the golf course on one side and to the pool courtyard on the other
- Terrazzo flooring in living room, dining room and kitchen
- Kitchen with custom cabinetry
- White oak flooring throughout other spaces

INDOOR LIVING CONTINUED

- Family room with three exposures opens through multiple sets of French doors to a terrace overlooking golf course
- Billiard room opens through multiple sets of French doors to covered porch

PRIMARY SUITE

- Primary bedroom with 12-foot ceilings showcases panoramic golf course views through three exposures
- Office overlooking the courtyard
- One en-suite bathroom with walk-in shower, a second with walk-in shower and soaking tub
- Two custom walk-in closets

GUEST SUITES

- Two main residence guest suites, each with en-suite bathroom
- One suite opens to a shared covered porch

GUEST COTTAGES

- Two-bedroom north cottage
- Two-bedroom east cottage
- South building with two attached cottages, each with three bedrooms and three bathrooms
- Kitchenette in each cottage
- Loggia connecting south and east cottages

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 472 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



10680 BELVEDERE SQUARE VERO BEACH FLORIDA 32963

TEL 772 388 8400 OR 800 447 7347

WINDSORFLORIDA.COM