

# WINDSOR



3220 WINDSOR BOULEVARD





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Featuring luminous interiors and an expansive terraced garden, this residence has the distinction of being the first home constructed at Windsor in 1991. It was originally designed by Andrés Duany and Elizabeth Plater-Zyberk, the architects behind Windsor's critically acclaimed New Urbanism master plan. Its prime corner lot location in the heart of the Village Centre is convenient to all village amenities and offers views over lush village greens. Indoor-outdoor living and entertaining is seamless with all ground floor rooms opening directly to the elegantly landscaped central courtyard.

BEDROOMS	4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	3,919 SQ FT
NON-A/C SPACE	1,936 SQ FT
ADJUSTED SPACE*	4,887 SQ FT
LOT TYPE	WINDSOR
LOT SIZE	9,250 SQ FT
LOCATION	BLOCK 2 / LOT 3
ARCHITECT	DUANY PLATER-ZYBERK
BUILDER	CROOM CONSTRUCTION COMPANY
YEAR BUILT	1991

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

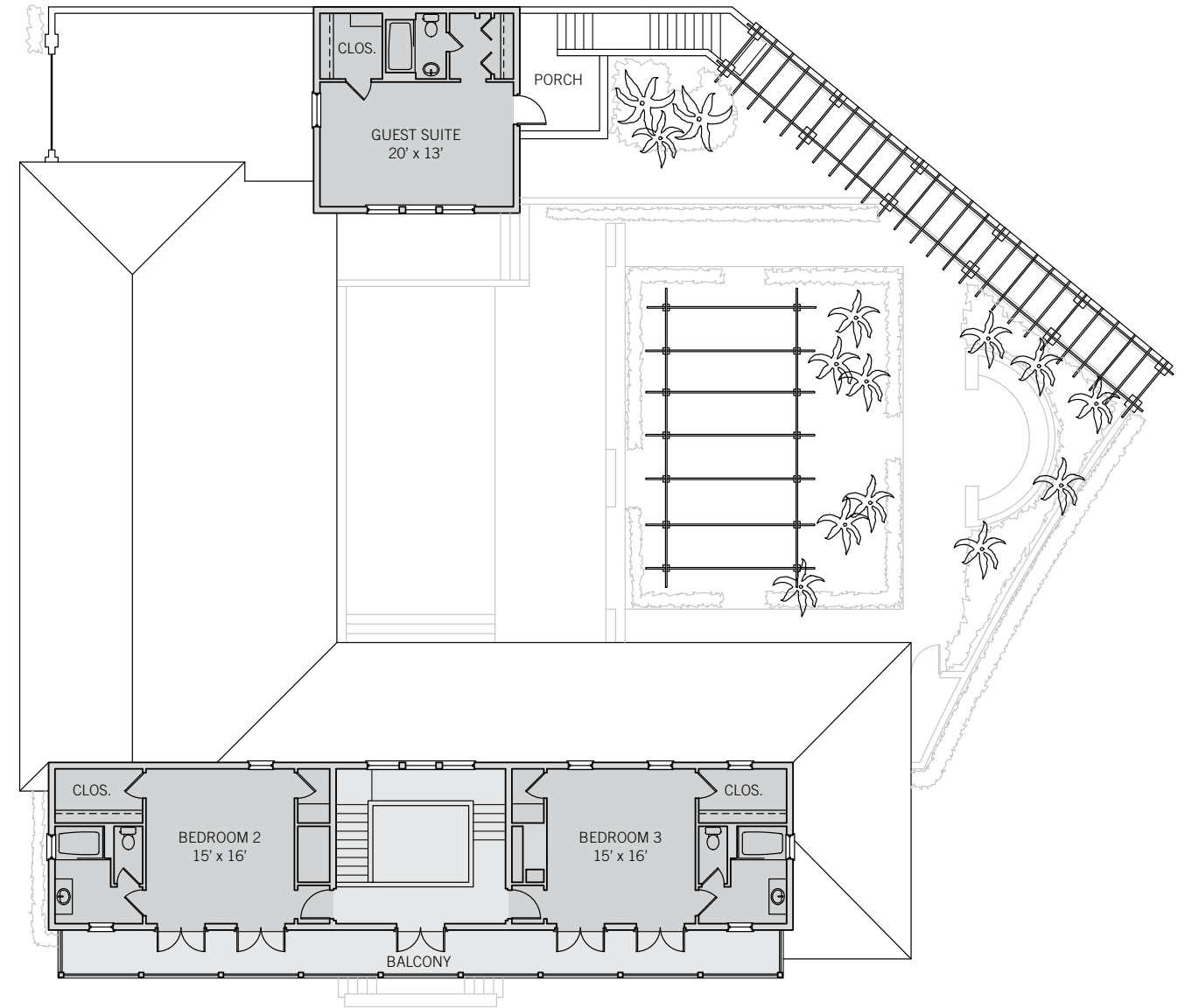
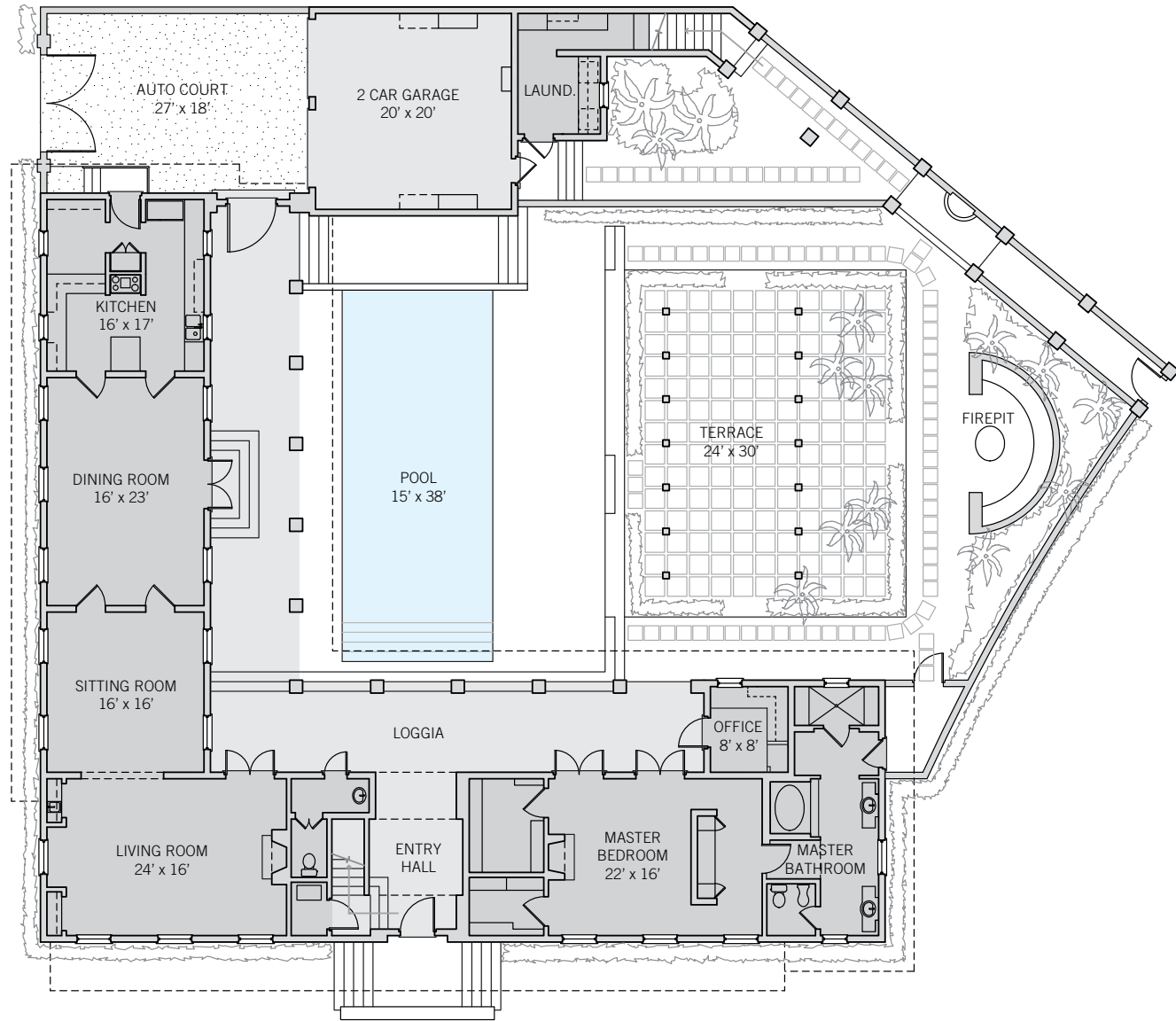


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As a Windsor House, this residence is built to the edges of its property lines and has cantilevered balconies overlooking the streetscape that capture the essence of Windsor's distinctive Anglo-Caribbean architectural style. Typically, these homes feature narrow yet spacious buildings that wrap the perimeter of the homesite, open to generously sized garden courtyards with swimming pools, and sometimes also open to the street. High garden walls preserve privacy and carriage houses provide ample space for guests.







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

Filled with natural light and featuring extensive finely crafted custom millwork in virtually every room, this spacious Village residence provides the ideal setting for relaxed time with family and friends as well as elegant entertaining. Living and dining spaces flow easily one to the next, offering a sequence of well-defined spaces overlooking the village and opening to the central courtyard. Thoughtfully designed and landscaped, the courtyard, which features a 44-foot swimming pool, also offers a variety of distinct areas for dining, lounging, and entertaining. Outdoor highlights include a generously proportioned pergola draped in bougainvillea and a firepit surrounded by built-in seating.





## PRIVATE SUITES

With three en-suite bedrooms in the main home a guest suite in the separate Carriage House, there is ample space for larger families or overnight guests. The ground floor primary suite, which opens to the courtyard, features a fireplace and two large walk-in closets. The spacious white-on-white en-suite primary bathroom is also directly accessible from a discreet corner of the courtyard garden. The two guest suites in the main home are located on the second floor and share a full-width balcony overlooking the village. The Carriage House offers a private porch and a bedroom with southwest to southeast views across the village and the courtyard.







## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Prime corner lot in the Village Centre overlooking tree-lined village greens
- Four bedrooms, four bathrooms and one powder room
- Private auto court and a two-car garage

### OUTDOOR LIVING

- Deep loggia provides access between all ground-floor rooms and the central courtyard
- Central courtyard with a 44' pool
- Raised garden with a firepit, built-in seating, and a bougainvillea-covered terrace

### INDOOR LIVING

- Double-height atrium-style entry hall with wrapped staircase frames a long view over the pool and arched bridge at the base of the Carriage House
- Living room with fireplace and built-in bookcases has three exposures and overlooks the village greens
- Sitting room overlooking the village green and the courtyard
- Dining room overlooking the village green opens to the central courtyard through French doors
- Kitchen with white honed marble countertops, bead board backsplash, and custom painted wood cabinetry

### INDOOR LIVING CONTINUED

- Stainless steel kitchen appliances by Thermador and Sub-Zero
- Pantry with two wine centers
- Office with built-in shelving and desk overlooks courtyard terrace
- Contemporary white "pancake" ceiling fans throughout

### PRIMARY SUITE

- Bedroom with fireplace opens through French doors to the loggia and pool courtyard
- Bathroom with two vanities, jetted bathtub, separate shower, and water closet
- Two walk-in closets

### GUEST SUITES

- Two guest suites, each with en-suite bathroom and large walk-in closet open via double sets of French doors to a shared balcony with village views
- Windows in each suite overlook the courtyard to the north and Windsor Boulevard to the south

### CARRIAGE HOUSE

- Private entry and east-facing porch overlooking the courtyard
- Bedroom with en-suite bathroom, walk-in closet, and second closet



## 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





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