

WINDSOR



10210 ST. AUGUSTINE AVENUE



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Located in the South Village this light-filled residence, currently under construction, enjoys wonderfully tranquil views over the lake and golf course. Unique among Windsor properties, it offers turnkey living in a newly constructed, pristine home. Four main-residence bedrooms and a separate one-bedroom guest house ensure ample accommodation for extended families. It is also beautifully suited to indoor-outdoor entertaining with seamless transitions from the entry pavilion and pool courtyard, through the great room, to the garden and east loggia. Custom millwork and the highest quality materials set a tone of timeless sophistication.

BEDROOMS	5
BATHROOMS	5 FULL, 1 HALF
A/C SPACE	5,700 SQ FT
NON-A/C SPACE	3,658 SQ FT
ADJUSTED SPACE*	7,679 SQ FT
LOT TYPE	SOUTH VILLAGE
LOT SIZE	13,608 SQ FT
LOCATION	BLOCK 51 / LOT 5
ARCHITECT	HOOS ARCHITECTURE
BUILDER	REILLY CONSTRUCTION

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

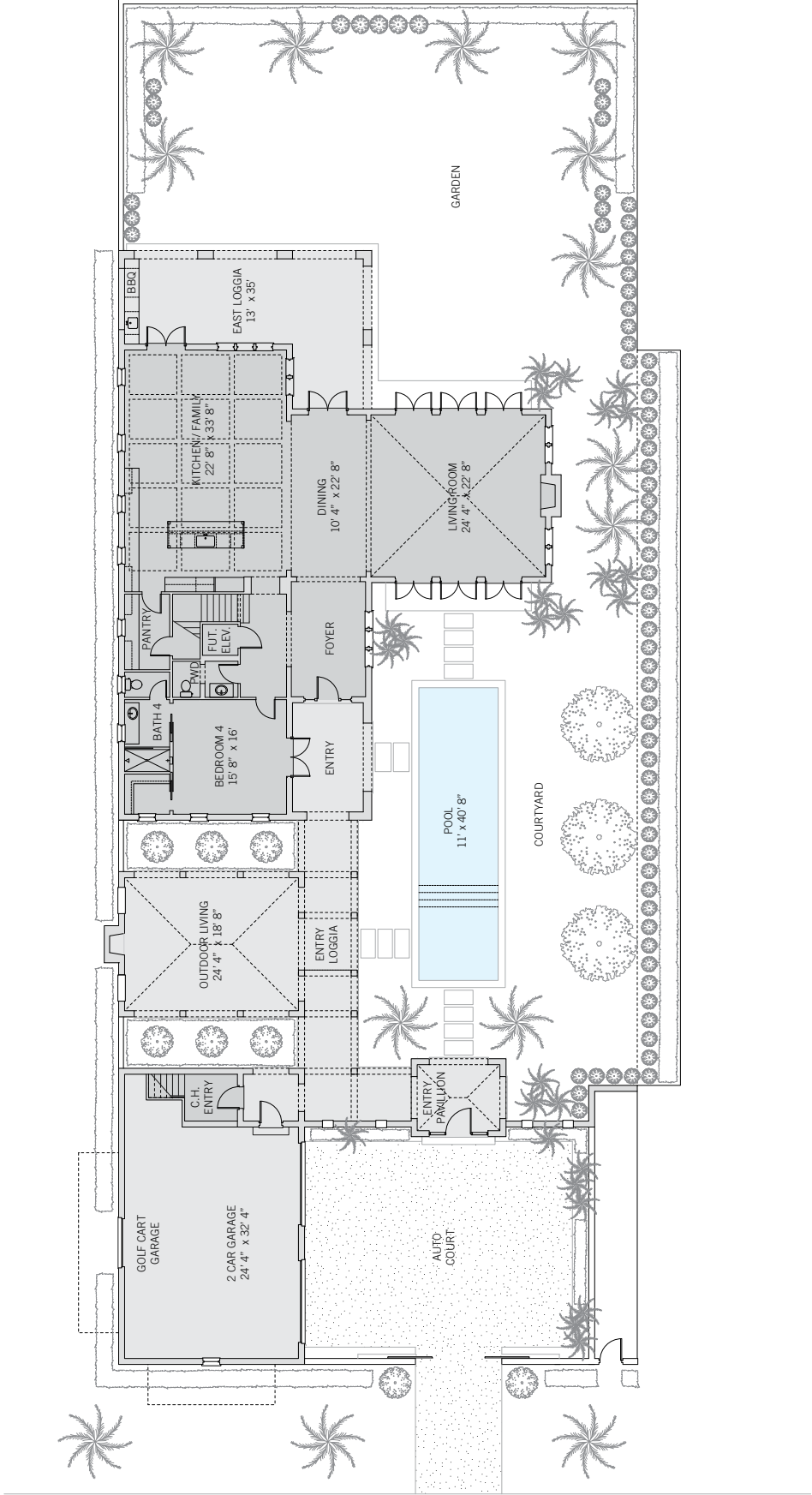
SOUTH VILLAGE

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 directly accessible from A1A.

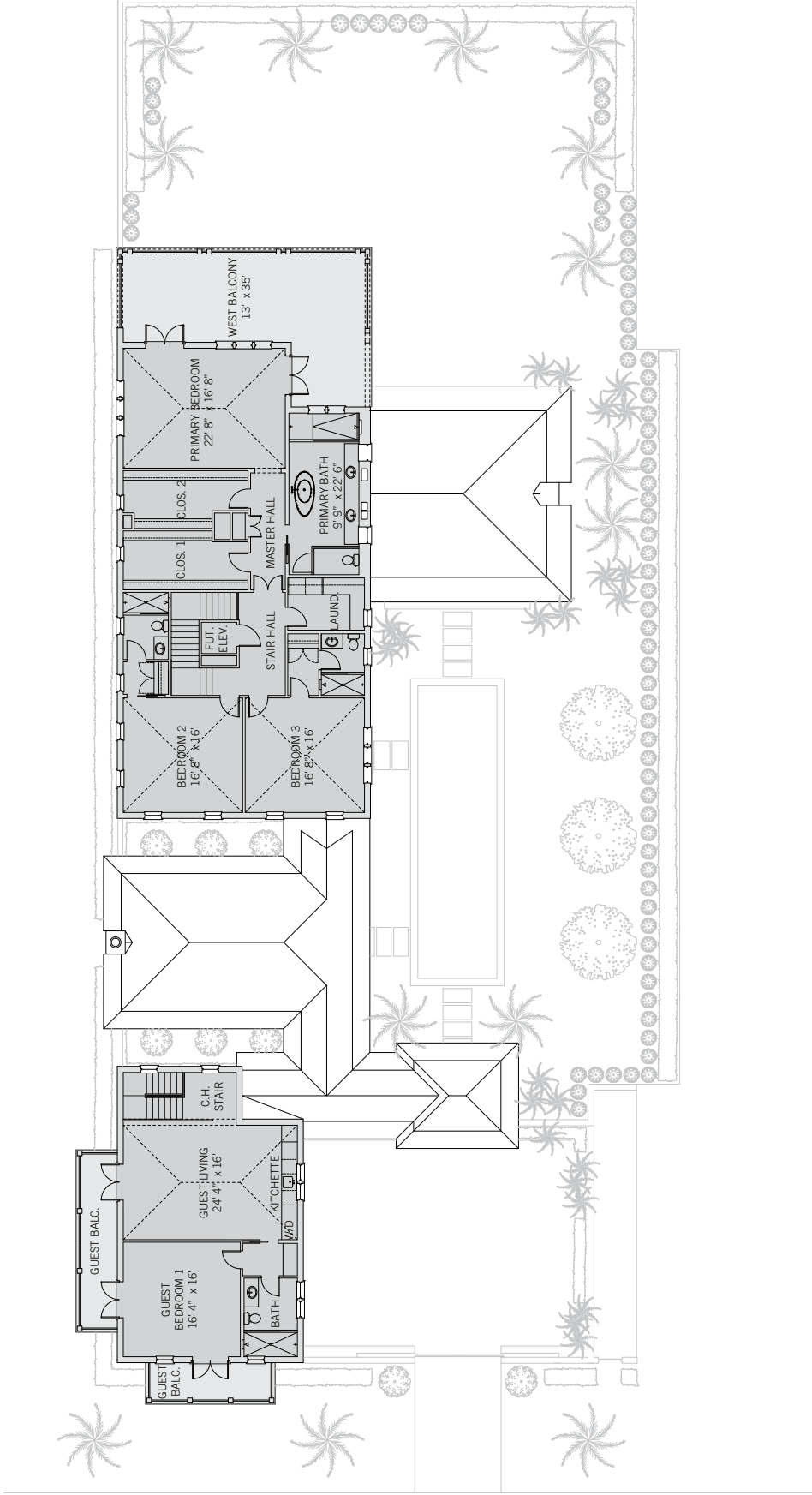


REILLY CONSTRUCTION

With a well-defined mission and strong entrepreneurial spirit, Reilly Construction was established in 2004. The mid-sized company has earned the reputation within the competitive luxury market for having dedication to fine craftsmanship and excellent customer care. Every project is approached in a thoughtful, streamlined, cost-effective manner, which leads to a higher level of quality and customer satisfaction.



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

- Under construction
- Prime South Village location
- Five bedrooms, five bathrooms, one powder room
- Two-car garage with a dehumidifier has a separate golf cart entry
- Option for elevator

OUTDOOR LIVING

- Santa Lucia brushed limestone paving
- Courtyard with 11' x 40' saltwater pool with sun deck
- Poolside outdoor living pavilion with tongue and groove ceiling and fireplace
- East loggia with summer kitchen

INDOOR LIVING

- European oak engineered hardwood floors
- Great room with vaulted ceilings, a fireplace, and three exposures opens through banks of east- and west-facing French doors to the garden and the pool courtyard
- Dining area opens to the east loggia through French doors

KITCHEN

- Open-plan kitchen / family room
- Opens to east loggia through French doors

KITCHEN CONTINUED

- Box-beamed ceiling, custom wood cabinetry, Caesarstone countertop and central island
- Walk-in windowed pantry
- 48" Sub-Zero refrigerator, 48" Wolf gas range, under-counter microwave and Bosch dishwasher

PRIMARY SUITE

- Primary bedroom with vaulted ceilings opens to a wraparound balcony overlooking the lake and golf course
- Bathroom with a double vanity, a deep-soaking bathtub, walk-in shower and a water closet
- Two windowed, walk-in closets

GUEST SUITES

- First-floor bedroom with en-suite bath and walk-in closet
- Two second-floor bedrooms with en-suite bathrooms

GUEST HOUSE

- Bedroom opens through French doors to two balconies
- Full bathroom
- Living room with kitchenette opens through French doors to north balcony
- Washer and dryer

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
11. WINE CELLAR





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