

WINDSOR



10570 ETON WAY



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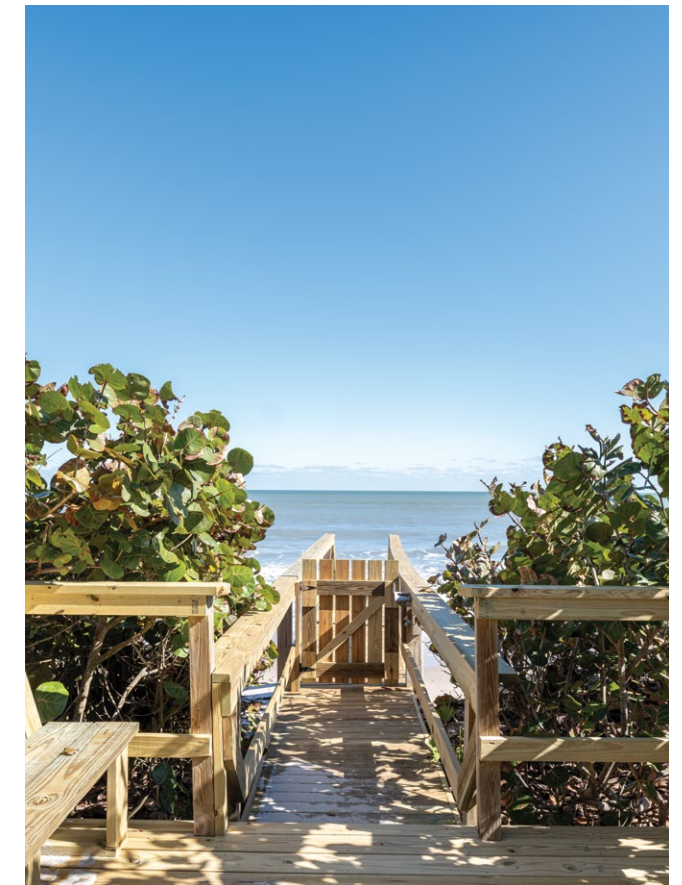
One of a limited number of Ocean Estates at Windsor, this property offers magnificent oceanfront living. At the second level of the home, where panoramic beach and ocean views are at their most exceptional, a remarkably expansive great room and open-plan kitchen and family room open to two covered porches, one of which provides direct access to the pool terrace and dune crossover. Five bedrooms in the main home and a two-bedroom carriage house easily accommodate family and friends.

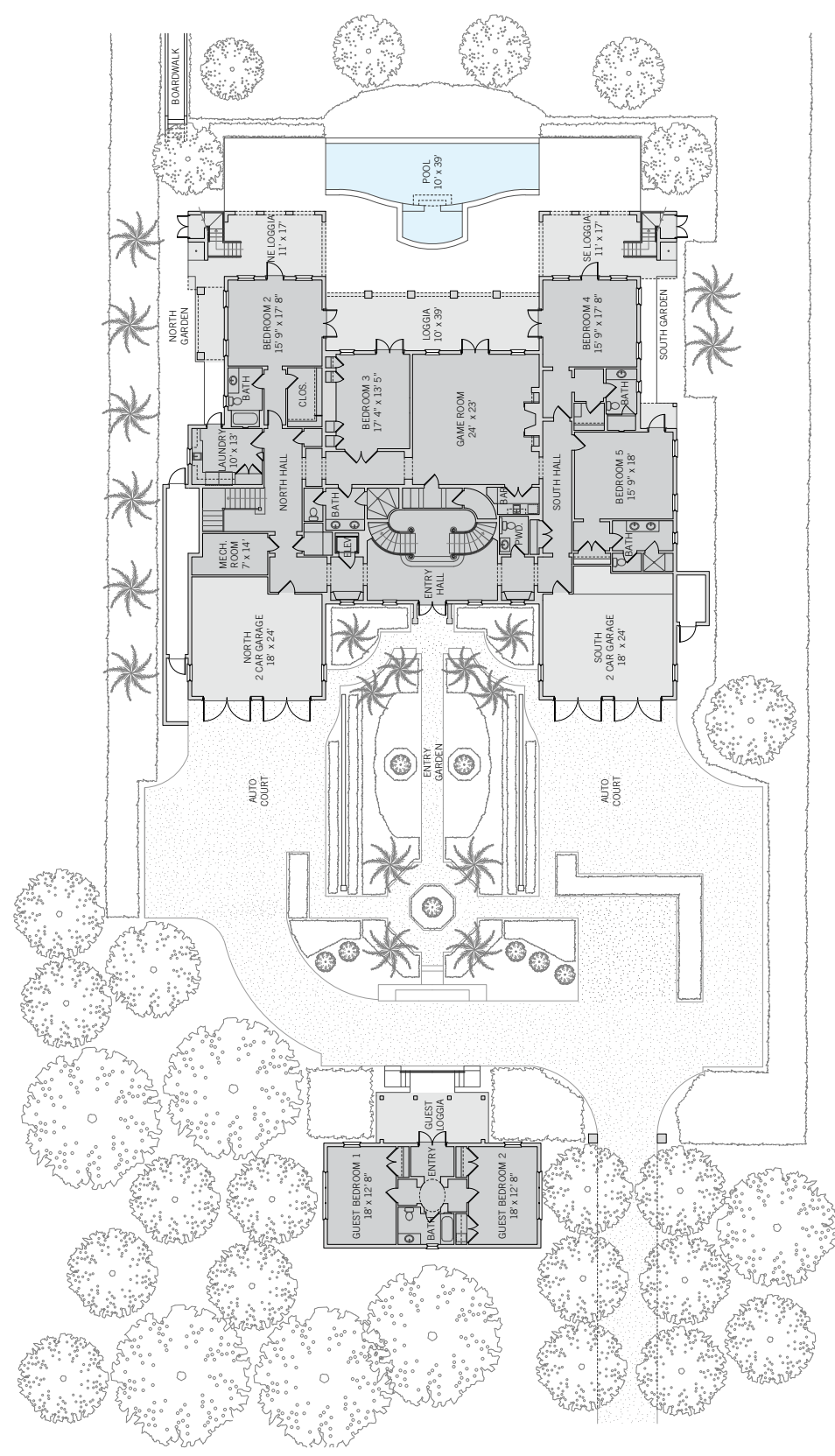
BEDROOMS	7
BATHROOMS	6 FULL, 3 HALF
A/C SPACE	9,829 SQ FT
NON-A/C SPACE	3,767 SQ FT
ADJUSTED SPACE*	11,712 SQ FT
LOT TYPE	OCEAN ESTATE
LOT SIZE	58,813 SQ FT
LOCATION	BLOCK 47 / LOT 2
ARCHITECT	MOOR, BAKER & ASSOCIATES ARCHITECTS, P.A.
BUILDER	BARTH CONSTRUCTION, INC.
YEAR BUILT / RENOVATED	2003 / 2019, 2021, 2022

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

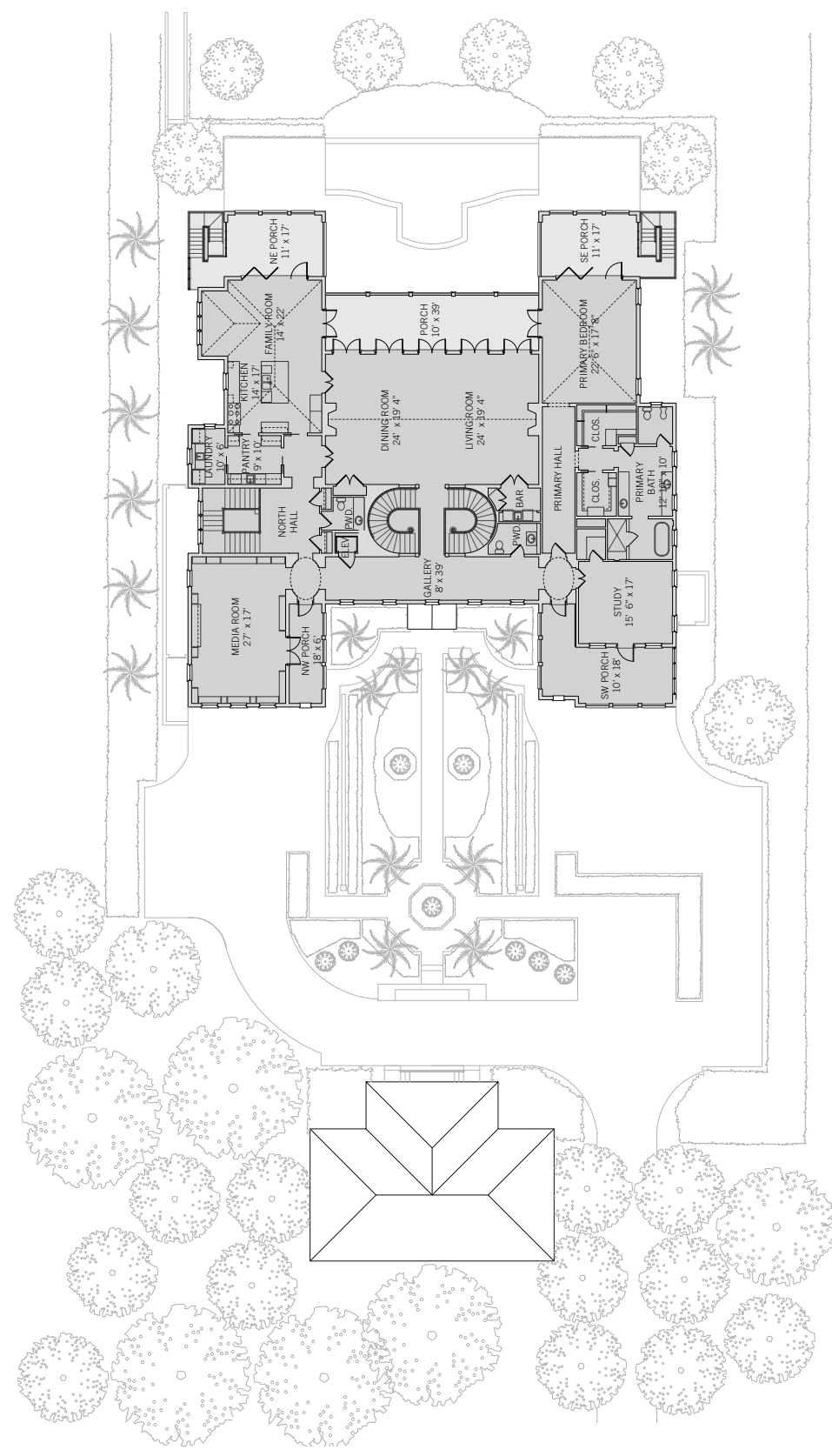
OCEAN ESTATE

Windsor's Ocean Estates are situated along Eton Way, just steps from the Beach Club. The depth and generous beach frontages of these homesites allow for estate-sized residences with breathtaking unobstructed Atlantic Ocean views. The substantial size of these properties also allows for separate guest cottages and wide setbacks between properties. Indigenous vegetation preserved around property perimeters contributes to the relaxed atmosphere that characterizes this part of the Windsor 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 home creates a gracious arrival experience with a lushly landscaped front garden that leads to a central entry hall. Dual curved staircases are designed to draw one upstairs to the oceanfront great room with voluminous ceilings, wide-open ocean vistas and two fireplaces, one at each end of the room. On the ground floor, a game room with a wet bar and a fireplace opens to a loggia, the pool terrace and the dune crossover to the beach.



PRIVATE SUITES

Located on the second floor, the primary wing enjoys awe-inspiring panoramic ocean views from the bedroom with vaulted ceilings, has a private covered porch with direct access to the pool and beach, a stone-clad bathroom with two walk-in closets and a study with a private west-facing balcony. The five bedrooms in the main home all have direct access to the garden or one of three poolside loggias.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- 130 feet of beach frontage
- Private dune crossover to beach
- Direct access to private or shared outdoor space from every living space and bedroom
- Elevator from entry gallery to second floor
- Whole house Generator
- Two two-car garages

OUTDOOR LIVING

- 39' x 10' pool
- First-floor poolside loggias
- Second-floor ocean-view porch off family room
- Ocean-view covered porch is accessed through five sets of 10-foot-high French doors in the great room

INDOOR LIVING

- Entry hall with dual curved staircase and honed shell stone flooring
- Great room with herringbone pattern ipe wood flooring with honed shell stone border, dormer windows, two fireplaces and a wet bar
- Open-plan kitchen and family room give access to two covered porches, one with stairs to the pool terrace

INDOOR LIVING CONTINUED

- Kitchen and family room feature vaulted beamed ceilings, ipe wood flooring with honed shell stone border detailing, quartzite countertops, Mercury induction range and Sub-Zero refrigerator
- Walk-through butler's pantry with adjacent laundry room
- Media room near kitchen with private balcony
- Ground-floor game room with fireplace and wet bar opens to a loggia and the pool terrace

PRIMARY WING

- Second-floor Primary bedroom with private ocean-facing porch and stairs to the beach
- Primary bathroom with honed limestone vanity and flooring
- Two walk-in closets
- Study with private covered porch with southwest views

GUEST SUITES

- Four bedrooms on the ground floor of the main home (three with en-suite bathrooms) have direct access to the garden or a poolside loggia
- Two bedrooms with a shared bath in the separate guest house

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 470 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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