

WINDSOR



10895 SAVANNAH DRIVE, NO 304



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Set on the uppermost floor of Windsor Park Residences, this spacious three-bedroom home with high and vaulted ceilings as well as generously sized windows enjoys exceptional natural light. West-facing views sweep over a lush tropical panorama of the Intracoastal Waterway's Indian River Lagoon and the treetops of Pelican Island. Interiors are masterfully crafted with details including elegant decorative millwork, custom cabinetry, and 7'-wide oak flooring throughout all living areas. Advanced home technology streamlines and simplifies everything from Wi-Fi and lighting to window treatments and sound systems.

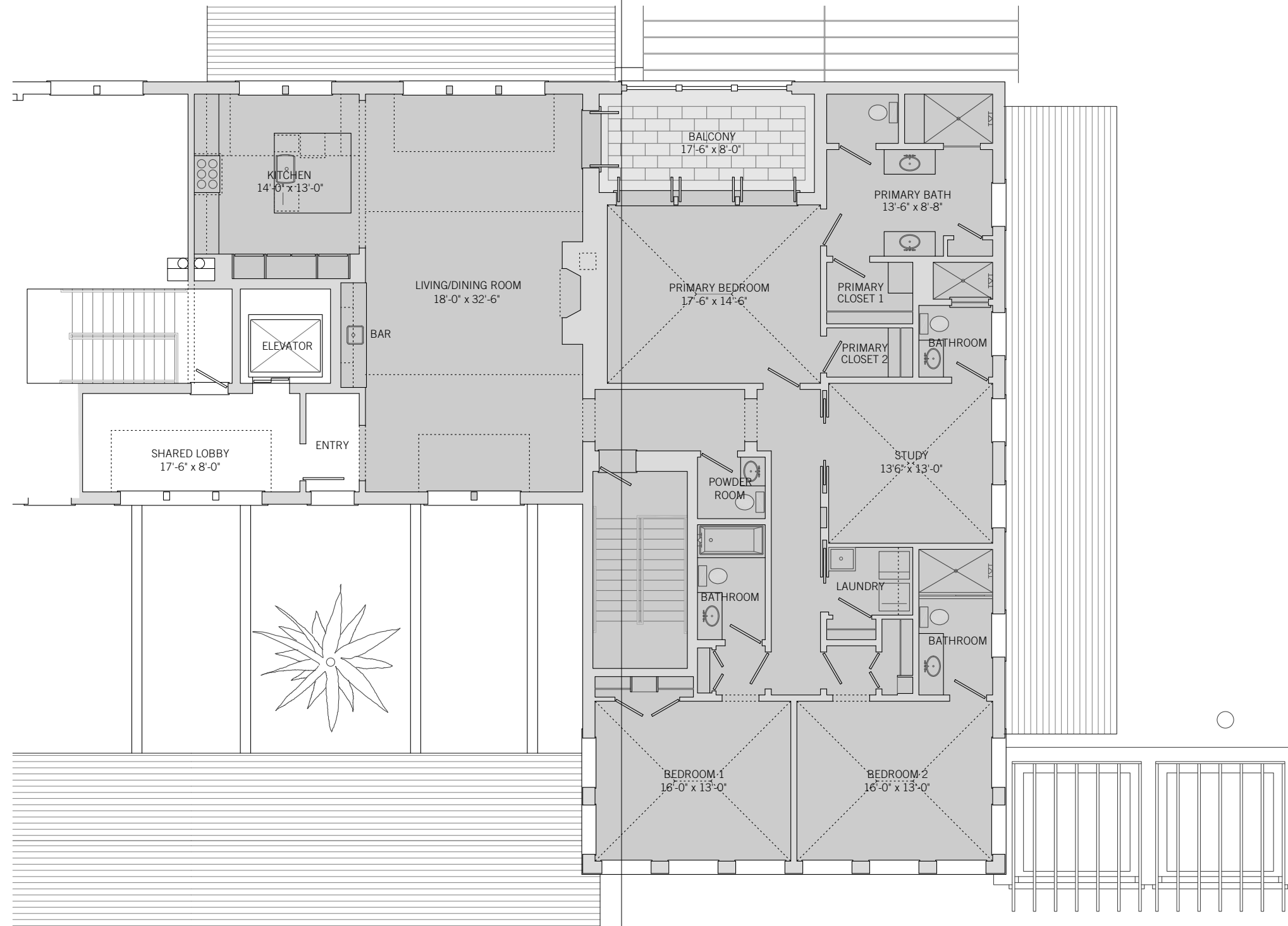
BEDROOMS	3
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	2,738 SQ FT
NON-A/C SPACE	163 SQ FT
ADJUSTED SPACE*	2,819 SQ FT
LOT TYPE	WINDSOR PARK RESIDENCES
LOT SIZE	N/A
LOCATION	NO. 304
ARCHITECT	MERRILL, PASTOR, & COLGAN
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2018

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

WINDSOR PARK RESIDENCES

Located on the western edge of the community, the Windsor Park Residences feature a collection of 12 residences within five connected three-story buildings with central gardens and a beautiful private reflecting pool courtyard as its centerpiece. The serene central gardens serve as a formal entrance for all the residences, as well as an extension of the open green directly across the street to the east. Each residence includes multiple balconies and porches for the best of Florida indoor and outdoor living.





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

Single-floor living is gracious and contemporary with a flowing open floor plan featuring an expansive great room that opens to a covered balcony and offers a welcoming travertine-surround fireplace. The great room's soaring tongue-and-groove barrel vaulted ceiling and its east- and west-facing clerestory windows ensure abundant natural light throughout the day. The open-plan kitchen is equipped to gourmet standards and its central island is designed with an eat-in breakfast bar. A study with pocket doors and a full en-suite bathroom provides a quiet place to read or relax.



PRIVATE SUITES

With three sets of French doors opening to the covered porch, soaring vaulted tongue-and-groove ceilings and a spacious en-suite bathroom clad in marble and limestone, the master suite is a wonderfully relaxing retreat. Two walk-in closets provide ample storage space. The north and south guest suites both overlook beautifully landscaped greenspace and feature vaulted ceilings, custom closets and floor-to-ceiling windows.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- One of just 12 Windsor Park Residences
- Three bedrooms, study, four full bathrooms and one powder room
- Garage space for two cars and one golf cart
- Air-conditioned storage space in the garage

VIEWS

- Indian River Lagoon
- Courtyard garden and reflecting pool

INTERIOR HIGHLIGHTS

- Extensive decorative millwork and custom casework
- 7" engineered oak flooring throughout all living areas and bedrooms
- Clerestory windows on east and west walls
- Great room with barrel-vaulted tongue-and-groove ceiling, shiplap accent wall, gas fireplace with Bianco Santa Catarina travertine surround, and custom wet bar with nickel faucet
- Kitchen with custom cabinetry, center island with breakfast bar, Bianco Puro marble countertops and backsplash, and appliances by Wolf, Sub-Zero and Bosch
- Study with vaulted tongue-and-groove ceilings has a full en-suite bathroom with custom Remi honed travertine floors

PRIMARY SUITE

- Bedroom with vaulted tongue-and-groove ceiling opens through three sets of French doors to a west-facing covered porch with Dominican shell stone flooring
- Two walk-in closets
- Bathroom with two La Cava vanities and a walk-in shower clad in White Thassos marble is finished with Remi honed travertine floors

GUEST SUITES

- North guest suite with en-suite bathroom featuring a walk-in shower
- South guest suite with bathroom featuring an oversized tub/shower
- Custom built-in closets

HOME TECHNOLOGY

- Crestron motorized shades in kitchen, great room and study
- Ceiling-mounted speakers in kitchen, great room, master bedroom and study
- Bracket mounted speakers on porch wired to study
- Wi-Fi access points in great room, study and master bedroom with additional access points prewired
- Structured wire panel hub for TV, phone and networking in laundry room

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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