

WINDSOR



3335 ABERCROMBIE WAY





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Designed by critically acclaimed firm Jacobsen Architecture, this 19,000+ square foot assemblage of three lots features a main home, summer house and two separate guest cottages arrayed around extensive central gardens and a pool. The remarkable privacy offered by this seven-bedroom family compound is paired with magnificent views over the lake and Equestrian Centre and excellent proximity to all the amenities in Windsor's Village Centre. This property spans the entire west side of the Village block with entries on Abercrombie Way and on Holt Lane.

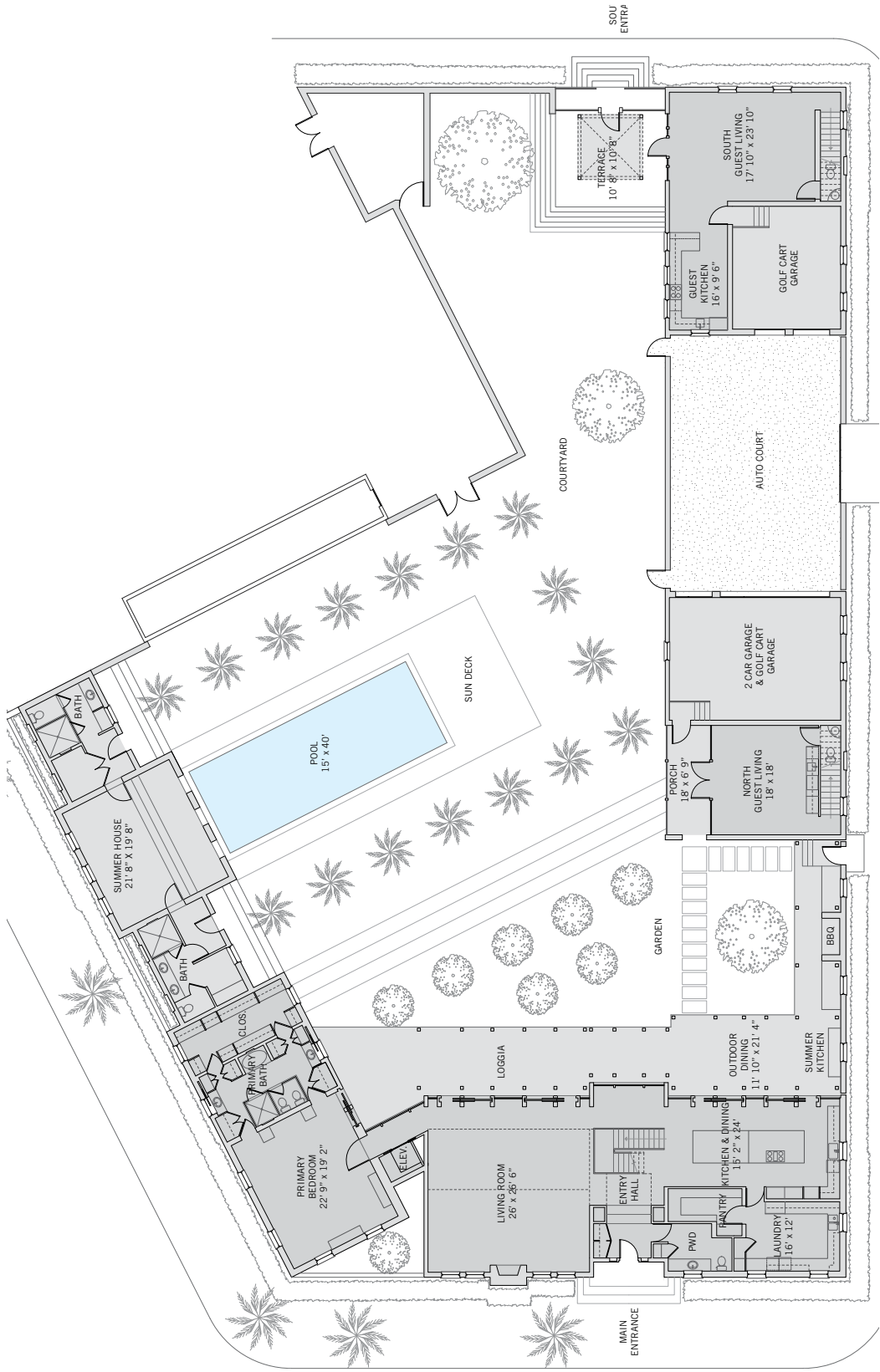
BEDROOMS	7
BATHROOMS	9 FULL, 3 HALF
A/C SPACE	8,579 SQ FT
NON-A/C SPACE	3,735 SQ FT
ADJUSTED SPACE*	10,447 SQ FT
LOT TYPE	WINDSOR
LOT SIZE	19,080 SQ FT
LOCATION	BLOCK 44 / LOT 1, 2, & 4
ARCHITECT	JACOBSEN ARCHITECTURE, LLC
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2013

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

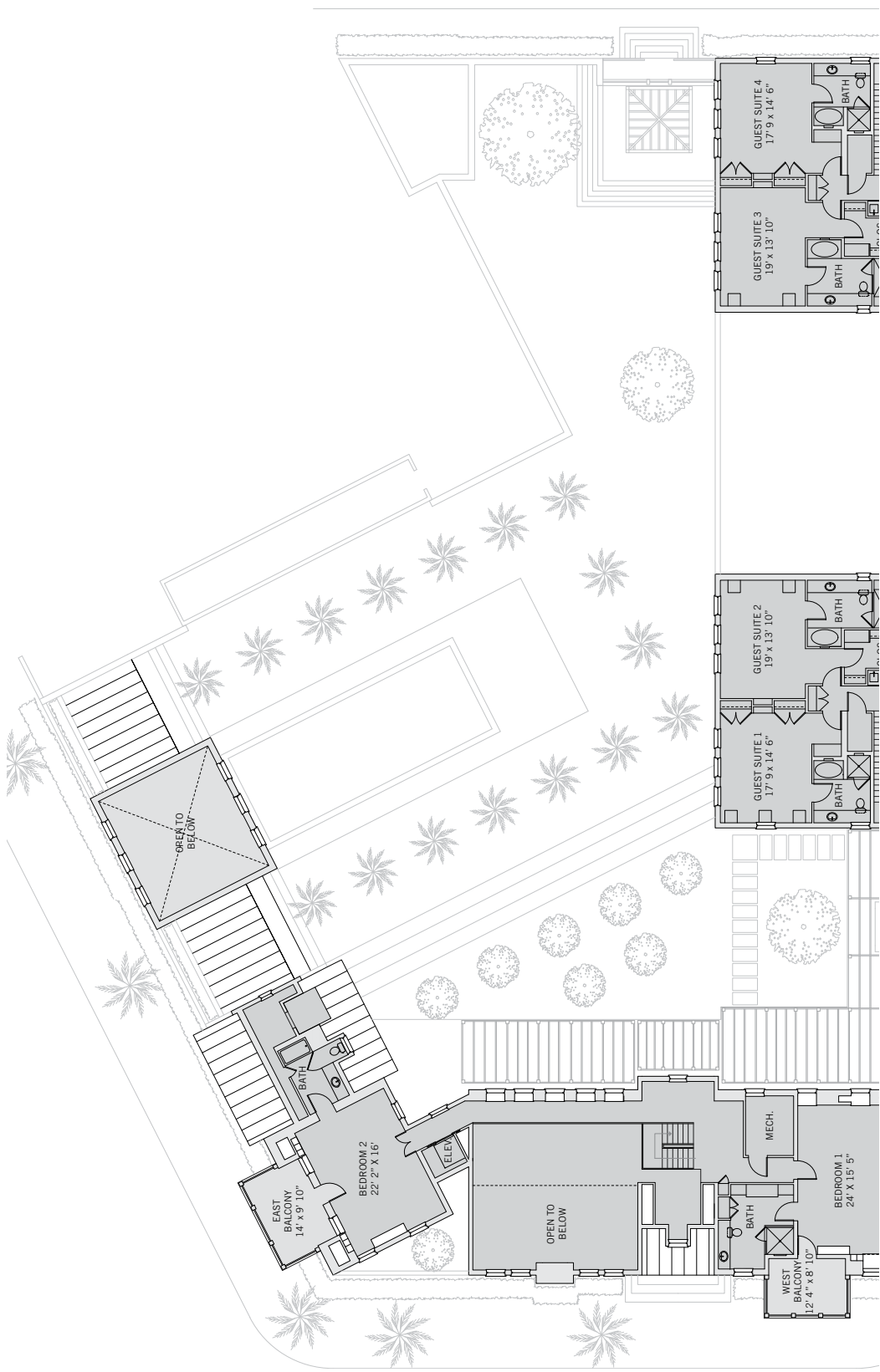
WINDSOR

Windsor House residences are built to the edges of the property lines and have 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

This property was masterfully designed with contemporary sophistication by Jacobsen Architecture to provide the perfect balance of indoor and outdoor living, spaces for gathering together with friends and family and spaces for all to enjoy restful privacy. A glass wall creates a dramatic visual connection from living spaces to the lush mature gardens outside. A double height living room with a fireplace opens through glass doors to a loggia and a trellised garden. The eat-in open-plan kitchen opens to an outdoor dining area and a summer kitchen. A 40-foot swimming pool in this central greenspace has a sun deck at one end and a summer house with two bathrooms at the other.





PRIVATE SUITES

With three bedrooms in the main home and two separate guest cottages, this compound comfortably accommodates larger households and overnight guests. The primary suite, located in a private wing of the first floor of the main home features a floor-to-ceiling glass wall overlooking the central courtyard, an en-suite bathroom, and multiple custom closets, including a large walk-in closet. Two additional bedrooms in the main home each have an en-suite bath and a large private balcony. Two two-story guest cottages are separated from the main house by the central courtyard. Each is designed with living space and private outdoor space on the first floor and two bedrooms, each with en-suite bathroom, on the second floor.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Prime Village location comprised of three lots
- Seven bedrooms, nine full bathrooms, three powder rooms
- Auto court and two garages, accommodating three cars and two golf carts
- Elevator

OUTDOOR LIVING

- Trellised loggia with dining area
- Summer kitchen with BBQ grill
- 15' x 40' pool with sun terrace
- Open-air summer house with vaulted ceilings and two separate bathrooms

INDOOR LIVING

- Entry hall with custom wood and glass door
- Cast concrete flooring in a running bond pattern flows from main house interiors to exteriors
- Floating steel, glass and wood staircase with built-in dry bar below
- Double-height living room with gas fireplace and floor-to-ceiling glass wall overlooking courtyard opens through glass doors to the loggia and garden
- Eat-in kitchen with custom cabinetry, built-in teak dining table for eight, and full suite of Miele and Sub-Zero appliances
- Large laundry / utility room with adjacent walk-in pantry with wine refrigerator

MAIN HOUSE PRIVATE SUITES

- Primary Bedroom overlooking Equestrian Centre and central courtyard
- En-suite Primary Bathroom with double vanity, bathtub, etched glass-enclosed shower and WC
- Primary Bedroom has multiple closets and walk-in closet, all with custom built-ins
- Two second-floor bedrooms, each with en-suite bathroom and private balcony – one with north views, the other overlooking the lake and Equestrian Centre
- White oak flooring throughout all bedrooms

SOUTH GUEST HOUSE

- Full kitchen and living room on the first floor open to a terrace
- First-floor powder room
- Two bedrooms on the second floor, each with en-suite bath
- Washer/dryer on second floor
- West-facing second-floor balcony
- Entry from street and auto court

NORTH GUEST HOUSE

- Living room with kitchenette on the first floor opens to a porch
- First-floor powder room
- Two bedrooms on the second floor, each with en-suite bath
- Washer/dryer on second floor
- West-facing second-floor balcony

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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