

WINDSOR



10701 CHARLESTON DRIVE



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Set on a premier corner property along the golf course in Windsor’s Village, this 7,000+ square foot residence, originally built in 1995 is well-conceived. Its welcoming entry loggia leads to a central courtyard with a large swimming pool. Expansive living, dining, and entertainment areas, along with the bedrooms, capture sweeping western views of Windsor’s iconic links-style golf course. Designed for effortless indoor-outdoor living, all ground-floor spaces and most second-floor spaces open onto deep loggias or porches.

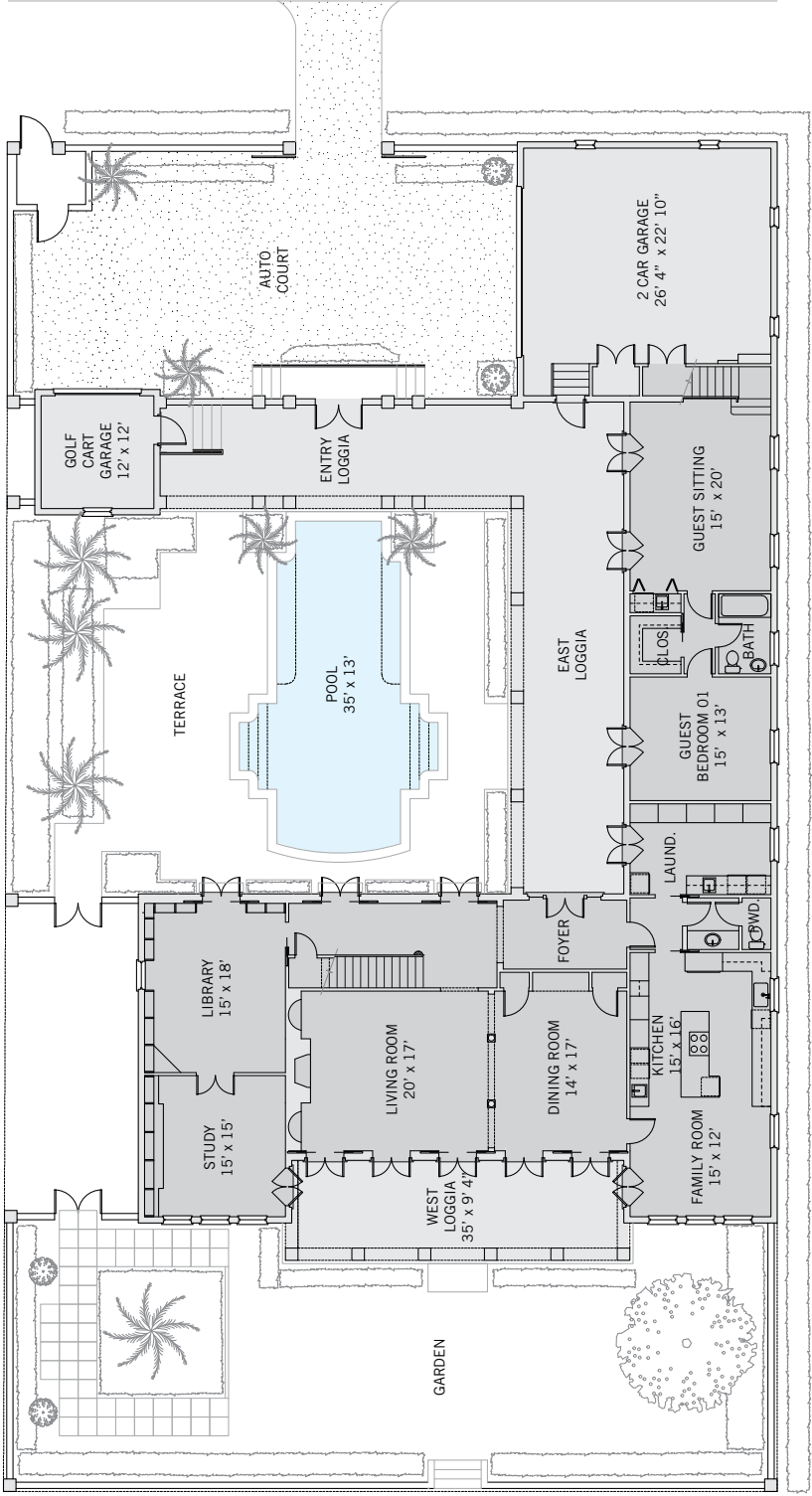
BEDROOMS	6
BATHROOMS	6 FULL, 1 HALF
A/C SPACE	7,228 SQ FT
NON-A/C SPACE	2,959 SQ FT
ADJUSTED SPACE*	8,708 SQ FT
LOT TYPE	VILLAGE FAIRWAY
LOT SIZE	11,844 SQ FT
LOCATION	BLOCK 5 / LOT 1
ARCHITECT	JAMES GIBSON
BUILDER	HILL / JONES CONSTRUCTION
YEAR BUILT	1995

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

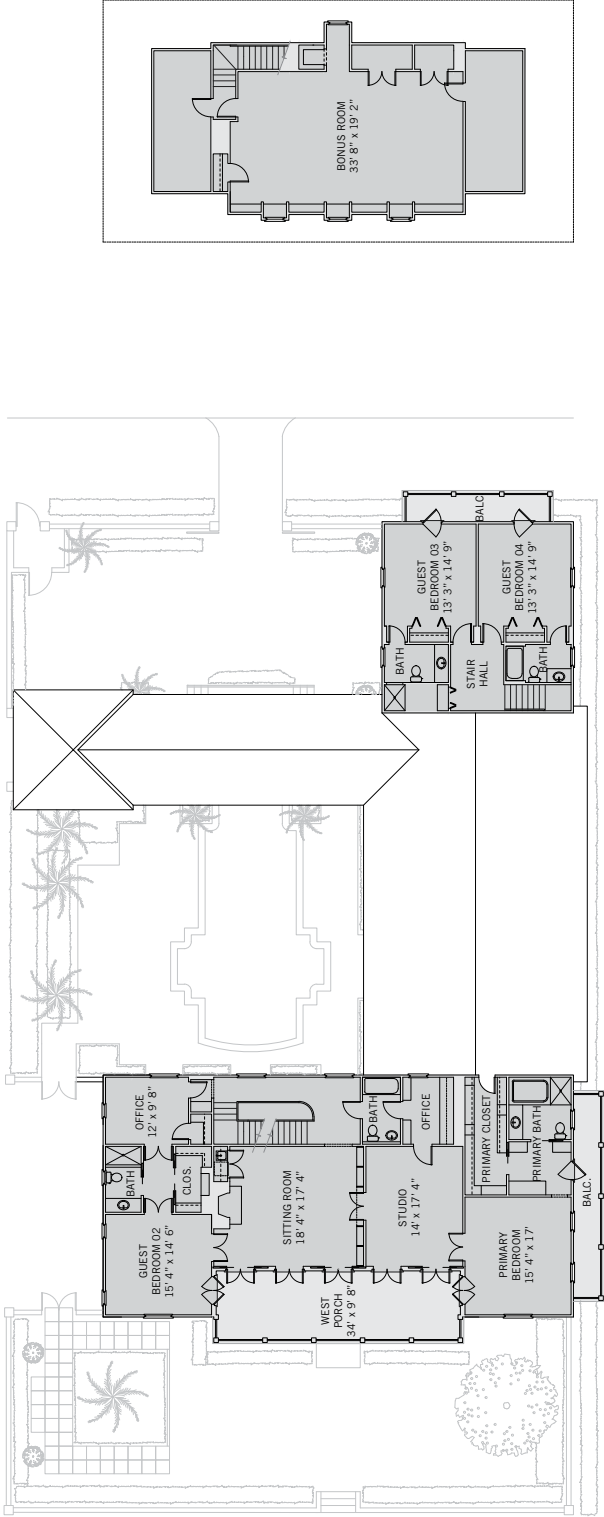
VILLAGE FAIRWAY

Located along the perimeter of Windsor's village with direct frontage on the golf course, Village Fairway homes offer a central location along with sweeping views across the links-style fairways. Set on some of the largest of Windsor's sites, typical homes are L-shaped with a generous courtyard with a pool and cabanas. These sites can also easily accommodate expansive front courtyards.





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

Crafted to frame scenic vistas, the home offers a seamless flow between interior and exterior spaces. On the ground floor, generously proportioned living and dining rooms open to a loggia overlooking the rear garden and golf course. A library and study extend to the central courtyard, while the open-plan kitchen and family room benefit from southern and western exposures. The second floor features two bedrooms and two living areas, each opening through French doors to a spacious shared porch with panoramic golf course views. Additionally, two courtyard-facing offices provide quiet retreats for work or study. A versatile third-floor space, enhanced by dormer windows, enjoys abundant natural light.



PRIVATE SUITES

Designed with six bedrooms and six full baths across the main home and a separate guest cottage, this residence balances comfort and privacy for both residents and guests. The primary suite enjoys southwestern exposures and access to a shared west-facing balcony overlooking the golf course. Its en-suite bath and walk-in closet open to a private south-facing balcony. The well-appointed guest house includes a ground-floor family room with a kitchenette and suited bedroom with courtyard access. The second floor has two en-suite bedrooms and an east-facing balcony overlooking the Village.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Prime Village location near all amenities
- Classic design, built in 1995
- 11,844 SF lot with 7,228 SF of air-conditioned interiors and 2,959 SF of outdoor living space
- Six bedrooms, six full bathrooms, one half-bathroom
- Auto court with two-car garage and golf cart garage
- Large, windowed laundry room

OUTDOOR LIVING

- Large central courtyard with 35' x 13' swimming pool
- Deep loggia wraps the south and east sides of the courtyard
- West loggia steps down to the rear garden, which opens to golf course
- Second floor west porch overlooks the golf course

INDOOR LIVING

- Living and dining room open through five sets of French doors to the west loggia
- Living room features a fireplace
- Library with built-in shelving opens to the courtyard
- Study opens to the west loggia

INDOOR LIVING (CONTINUED)

- Open plan kitchen and family room with southern and western views opens to the west loggia
- Second floor sitting room with wet bar and fireplace opens to the west porch through three sets of French doors
- Two offices on the second floor overlook the courtyard
- Third-floor bonus room with dormer windows

PRIMARY SUITE

- Access to primary suite is through a studio sitting room that opens to the west porch
- Primary bedroom opens to the west porch
- En-suite bathroom with walk-in closet opens to a private balcony overlooking the golf course

GUEST COTTAGE

- Ground floor guest sitting room with kitchenette opens to the courtyard
- Ground floor guest suite with walk-in closet and en-suite bathroom
- Two second-floor bedrooms, each with en-suite bathroom
- East-facing balcony overlooking Windsor Boulevard and the Village

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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