

WINDSOR



3320 WINDSOR BOULEVARD



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Set on a generous corner lot in Windsor Village, just steps from the Golf course and Village Centre, this classical residence blends timeless elegance with modern refinement. Thoughtfully designed interiors, offering both formal and informal living areas, open seamlessly to a series of captivating outdoor spaces—including a courtyard with a pool, a poolside loggia with a wood-burning fireplace, and sunny garden with a lawn framed by lush landscaping, featuring a variety of palms, hibiscus, and shade gardens. With five bedrooms, including a private guest cottage and a playful bunk room for children, the home provides ample space for both everyday living and overnight visitors.

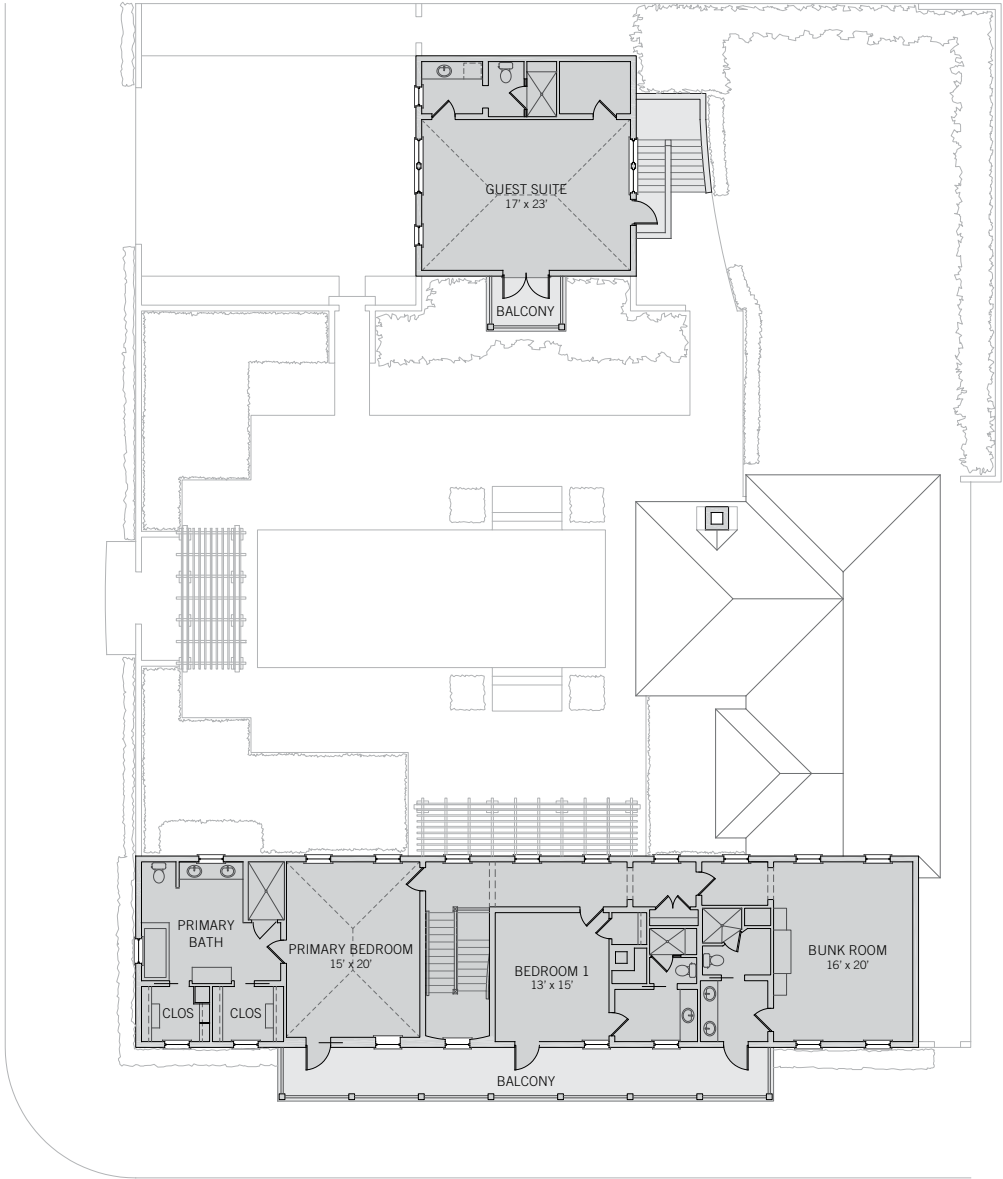
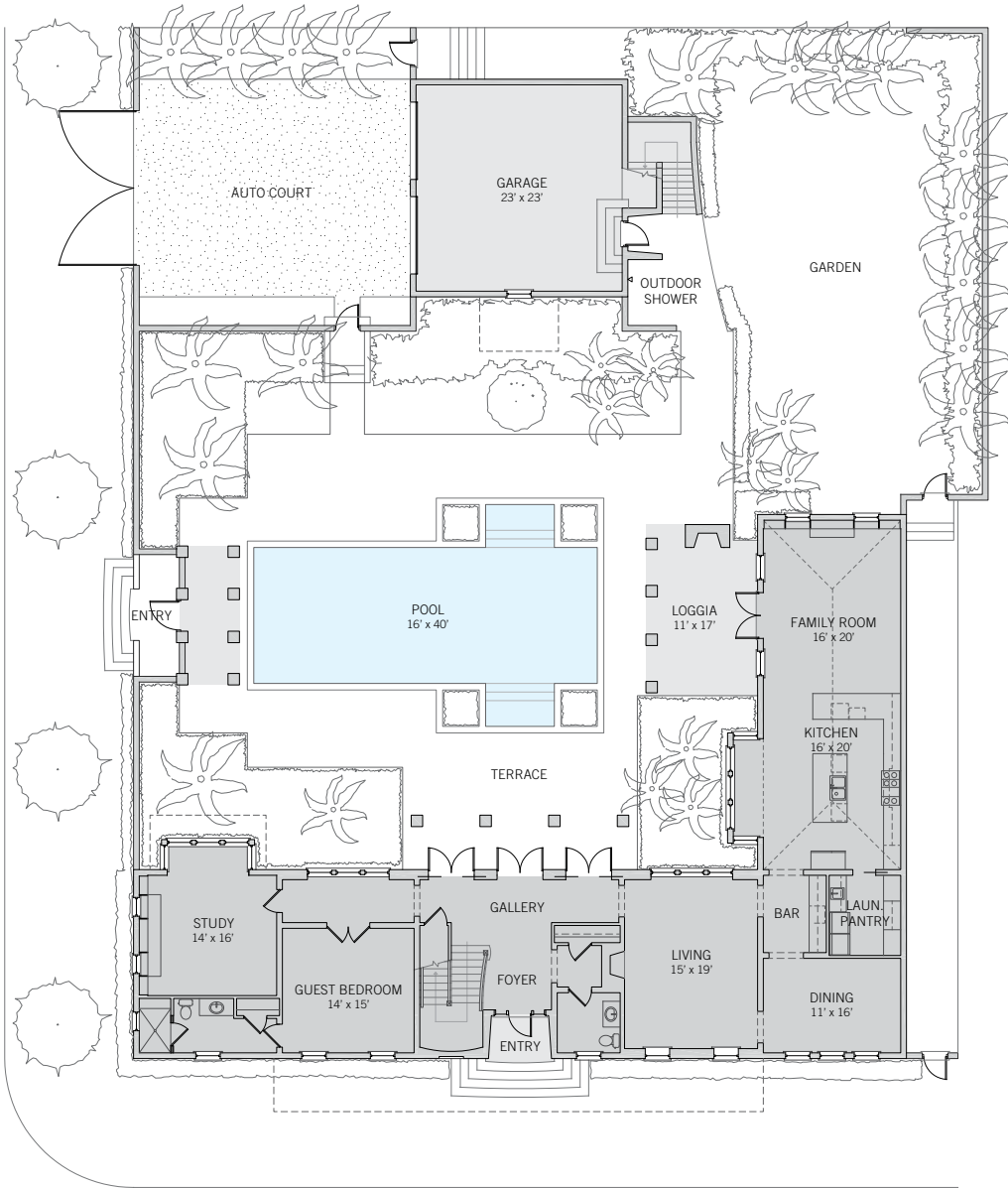
BEDROOMS	5
BATHROOMS	5 FULL, 1 HALF
A/C SPACE	5,359 SQ FT
NON-A/C SPACE	1,264 SQ FT
ADJUSTED SPACE*	5,991 SQ FT
LOT TYPE	WINDSOR
LOT SIZE	11,712 SQ FT
LOCATION	BLOCK 3 / LOT 4
ARCHITECT	MOULTON LAYNE, P.L.
BUILDER	WISSEL COSNTRUCTION
YEAR BUILT	2005

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

WINDSOR

As a Windsor House, this residence is built to the edges of its property lines and has 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

With soaring ceilings, abundant natural light, and exquisite details, this residence is as welcoming as it is sophisticated. Entering from Windsor Boulevard, the gracious foyer leads to a gallery with coffered ceilings and mahogany French doors that showcase views of the pool courtyard. The living room, centered around a fireplace, overlooks both the shade garden and Windsor Boulevard, while the adjacent dining room is complemented by a stylish bar with floor-to-ceiling glass-front cabinetry. The kitchen, featuring vaulted beamed ceilings and a grand island, flows seamlessly into the family room, where French doors lead to the poolside loggia.



PRIVATE SUITES

Designed for comfort and privacy, the home's five-bedroom layout includes a tranquil primary suite with vaulted beamed ceilings, ipe wood flooring, and views of the pool courtyard. A mahogany door opens to a shared balcony overlooking Windsor Boulevard, while the en-suite bath offers a spa-like retreat with wood tile flooring, a quartz-topped vanity, and mother of pearl mosaic tile detailing. Guest accommodations include a ground-floor suite with de Gournay wall covering, a second-floor suite with balcony access, a charming bunk room, and a private guest cottage with vaulted ceilings, an en-suite bath, and a courtyard-facing balcony.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Oversized corner location in the Village
- Private gated auto court and two-car garage
- Five bedrooms, five full bathrooms, one half-bathroom

OUTDOOR LIVING

- Expansive landscaped pool courtyard and gardens with western exposure
- 16' x 40' pool with tumbled travertine deck and poolside loggia with wood-burning fireplace
- Gardens area framed by mature tropical landscaping for privacy
- Secondary entry to pool courtyard from North Stopham Drive

INDOOR LIVING

- Formal entry foyer with gallery opens to the courtyard through three sets of French doors
- Living room with fireplace
- Dining room overlooking palm tree-lined Windsor Boulevard
- Walk-through bar with glass-front cabinets and under-counter wine refrigerator
- Kitchen features tumbled travertine flooring, quartz countertops and appliances by Wolf and Sub-Zero
- Kitchen with vaulted beamed ceilings, large island and dining alcove overlooking the shade garden is open to the family room

INDOOR LIVING (CONTINUED)

- Walk-in pantry / laundry room adjacent to kitchen
- Family room with vaulted beamed ceilings and built-in shelving opens to the poolside loggia
- Lacquered paneled study overlooks the courtyard

PRIMARY SUITE

- Primary suite has views of the pool courtyard to the north and opens to a shared balcony overlooking Windsor Boulevard to the south
- En-suite primary bathroom with double vanity, make-up area, soaking tub, walk-in shower, water closet and Royal Plumbing fixtures
- Two walk-in closets

GUEST SUITES

- Ground-floor guest suite with de Gournay wall covering and en-suite bathroom with walk-in shower
- Second-floor guest suite with en-suite bathroom with walk-in shower
- Second-floor bunk room with en-suite bathroom with double vanity and walk-in shower

GUEST COTTAGE

- Bedroom with vaulted ceilings, en-suite bathroom and walk-in closet opens to a private balcony overlooking the courtyard

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



10680 BELVEDERE SQUARE VERO BEACH FLORIDA 32963
TEL 772 388 8400 WINDSORFLORIDA.COM