



NORTH  
VILLAGE

WINDSOR

FACT SHEET

# NORTH VILLAGE

Windsor is a legacy endeavor for the Weston family. Co-founders W. Galen and Hilary M. Weston worked together in the early 1990s to establish the community. Nearly three decades later, Mrs. Weston and daughter Alannah Weston shaped an evolved vision for Windsor's North Village, enhanced with a heightened focus on sustainability. Today, Alannah Weston continues the tradition.

## A VILLAGE BY THE SEA

### WINDSOR

- A 472-acre private residential community on a barrier island between the Indian River and the Atlantic Ocean
- Designed by leading New Urbanist proponents Andrés Duany and Elizabeth Plater-Zyberk
- An extensive collection of sporting amenities, including a links-style golf course by Robert Trent Jones, Jr, Clubhouse, Tennis Centre, Pickleball and Padel Courts, Equestrian Centre and Beach Club
- Sophisticated cultural programming, including events at the Town Hall and art exhibitions at The Gallery at Windsor
- A pristine private beach located within the Archie Carr National Wildlife Refuge
- Member conveniences and services, including the Village Store, Guest Accommodations, a Wine Cellar, and Concierge staff offering an extensive menu of services

## A NATURAL TAPESTRY

### NATURE AND SUSTAINABILITY

- Landscaping inspired by the Indian River Lagoon's rich ecology
- Native plants selected for color, scent and climate suitability, including live oaks, cabbage palms, fragrant southern magnolias and colorful indigenous iris and lily
- An abundance of foliage-shaded walkways and peaceful water views
- Organic and non-toxic maintenance practices
- Ongoing environmental educational programming

## A FRESH PERSPECTIVE

### NORTH VILLAGE

- 47 acres adjacent to the Indian River Lagoon, including 26.5 acres of natural area and 9.7 acres of lake and estuary
- 1.1 miles of multi-purpose trails and 1,500 feet of boardwalk walkways
- Neighboring the nation's first national wildlife refuge, Pelican Island National Wildlife Refuge
- Master plan, architecture and landscaping with a heightened focus on sustainability
- 34 homesites (averaging 75' x 150') and 6 Row Houses (3,500 to 4,500 square feet), all with opportunities for water views
- An updated code for the North Village will allow for a more contemporary expression of Windsor's iconic Anglo-Caribbean architecture
- Home designs will incorporate varying levels of sustainable building practices to lower environmental impacts

## AMENITIES ABOUND

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- 13,800-square-foot Fitness & Wellness Centre with generous studio spaces for cardio, strength and flexibility training as well as spa treatment rooms and relaxation spaces
- Thoughtfully landscaped greenspaces, including a Village Green, a park, a network of scenic trails, and an Oak Pantheon with a firepit
- An estuary Art Island and a lake Rookery Island, each accessible by boardwalk
- Observation deck just above the tree line with views over the mangroves and lagoon
- Kayak launch with equipment storage offering direct access to the Indian River Lagoon

# BY THE NUMBERS

**47**

Acres occupied by the North Village adjacent to the Indian River Lagoon

**1,500**

Feet of boardwalk

**13,800**

Square foot Fitness & Wellness Centre

**34**

Single-family residences

**1**

Kayak launch providing Indian River Lagoon access

**26.5**

Acres of natural area

**6**

Row Houses

**9.7**

Acres of lake and estuary water

**2**

Accessible islands for art and nature appreciation

**500**

Live Oak trees preserved

**1.1**

Miles of scenic trails for riding, cycling, jogging and walking

**5,400**

Acres of adjacent forever-preserved waters and land within the Pelican Island National Wildlife Refuge

**1,100**

Sabal Palm trees preserved

# DESIGN AND DEVELOPMENT TEAM

THE HON. HILARY  
M. WESTON  
(1942 - 2025)

ALANNAH WESTON

DEVELOPERS

DEPT.

BETH DOWDLE

FARR ASSOCIATES

EDWINA VON GAL

LANDSCAPE  
& SUSTAINABILITY

DPZ CODESIGN

MERRILL. PASTOR  
AND MICHAEL  
ARCHITECTS

MASTER PLANNING  
& ARCHITECTURE