# WINDSOR



10165 ST. AUGUSTINE AVENUE



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This American Institute of Architects-award-winning home features sunset and golf course views and pairs sustainable design with relaxed elegance to create a distinctive tropical ambience. Outdoor living is celebrated at every turn, beginning with the open-air entry atrium and loggia overlooking the pool, continuing in a spacious garden pavilion overlooking the fairways, and culminating along covered porches that wrap the second floor.

| | |
|---|---|
| BEDROOMS | 5 |
| BATHROOMS | 5 FULL, 1 HALF |
| A/C SPACE | 3,829 SQ FT |
| NON-A/C SPACE | 5,251 SQ FT |
| ADJUSTED SPACE* | 6,454 SQ FT |
| LOT TYPE | SOUTH VILLAGE |
| LOT SIZE | 11,700 SQ FT |
| LOCATION | BLOCK 60 / LOT 5 |
| ARCHITECT | CLEMENS BRUNS SCHAUB |
| BUILDER | HURYN CONSTRUCTION |
| YEAR BUILT | 2008 |

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

# SOUTH VILLAGE

Windsor's South Village is a tranquil enclave of golf estates and custom residences overlooking lakes, fairways and lush oak hammocks. This home's eco-conscious floor plan connects with the light, air, sounds, scents and scenery of coastal Florida by placing corridors, transitional areas and most social rooms outside. Anglo-Caribbean-style roofs with deep eaves and wooden jalousies enable these spaces to offer perfect comfort while minimizing energy usage.

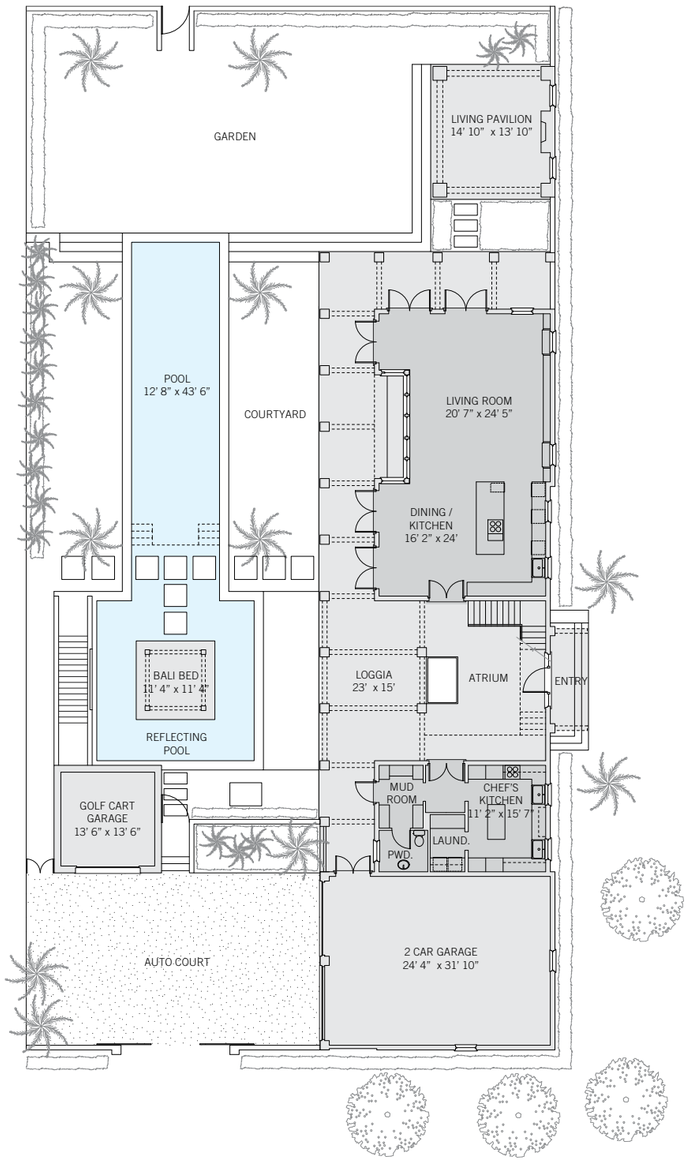






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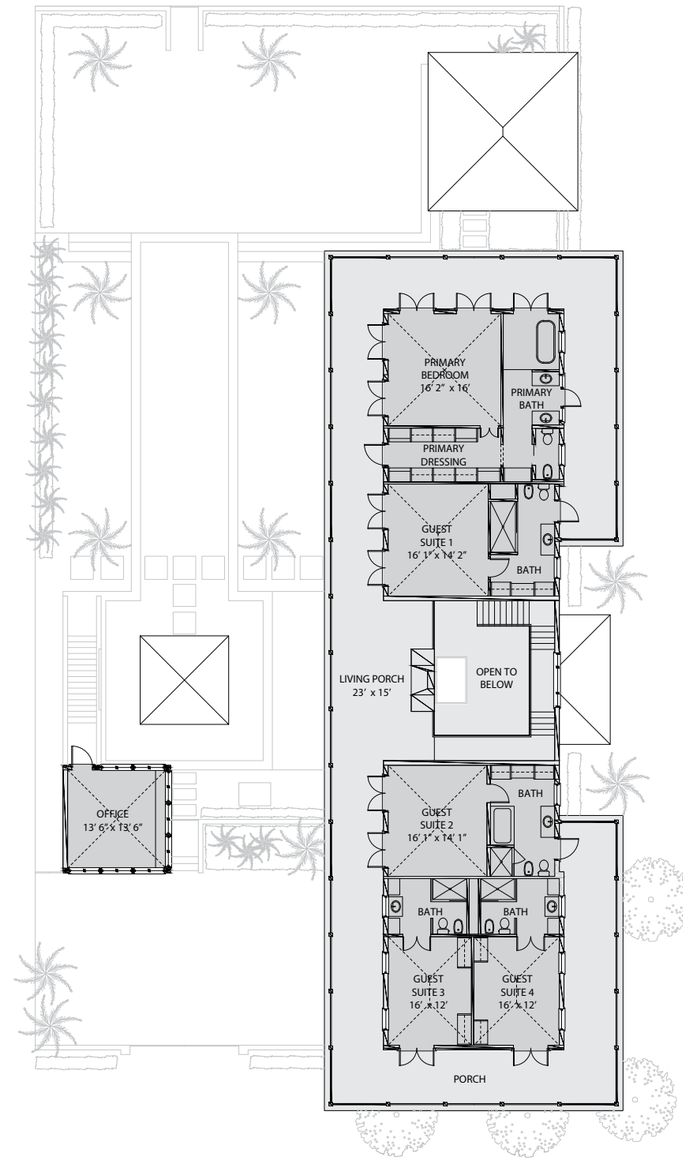
## GROUND FLOOR




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.

# BLOCK 60 / LOT 5

## SECOND FLOOR




EQUAL HOUSING OPPORTUNITY

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# LIVING & ENTERTAINING

At the home's true center, the entry atrium and loggia lead to a series of outdoor living and dining spaces along the south-facing courtyard gallery. A salt water pool running parallel to the gallery integrates lap-swimming and wading areas and features a Bali-bed hovering just above the surface of the water. Inside, an open-plan family room has been designed with an entertaining kitchen and dining area. A second "chef's" kitchen is equipped with stainless steel cabinets and premium appliances.



# PRIVATE SUITES

A contemporary oak and stainless steel staircase framing the entry atrium leads to the second floor, where an outdoor living porch with a fireplace located between the two bedroom wings overlooks the pool and courtyard. A deep covered porch wraps the home, giving access to all five en-suite bedrooms, each of which features vaulted or coffered ceilings. At the western end of the home, the primary bedroom suite enjoys panoramic lake and golf course views.















# DESIGN DETAILS & FINISHES

## PROPERTY & ARCHITECTURE

- Located in Windsor's South Village, which has a direct dedicated entrance from Highway A1A
- Landscaping features custom stainless steel lighting, queen and traveling palms, birds of paradise, creeping fig, black bamboo and bougainvillea

## OUTDOOR LIVING

- Double-height open-air entry atrium
- Heated salt-water pool with integrated lap-swimming and wading areas
- Covered dining porch and living pavilion with a fireplace
- Second-story covered living porch with a fireplace and covered wraparound porch accessible from all bedroom suites

## LIVING/DINING ROOM & ENTERTAINING KITCHEN

- 11-foot ceilings, shell cast stone floors and 10-foot high custom French doors
- Dining area overlooking the courtyard and pool
- Kitchen area features white oak cabinetry with travertine countertops and a prep-island / breakfast bar with travertine waterfall edge countertop and Gaggenau range
- All undercounter appliances, including a warming drawer, microwave, refrigerator drawers, and dishwashing drawers

## CHEF'S KITCHEN

- Stainless steel cabinetry with travertine countertops and shell cast stone floors
- Franke sinks; range, ovens, and steam drawer by Viking; refrigerator and wine tower by Sub-Zero; Bosch dishwasher
- Access to laundry room

## PRIMARY SUITE

- Vaulted ceilings and plane saw pickle-finish wood floors in the bedroom area
- Access to wraparound covered porch via French doors
- Features a custom walk-in closet / dressing room
- Primary bathroom with shell cast stone flooring, custom white oak and stainless steel vanities, a deep-soaking bathtub, separate shower and a water closet

## HOME OFFICE

- Separate two-story structure with golf cart parking below and home office above featuring vaulted ceilings, custom cabinetry, and three walls of windows

## CONSTRUCTION & TECHNOLOGY

- Lutron HomeWorks Automation system and lighting
- Bose sound system
- AquaLink automated pool system

# 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. WINDSOR TUNNEL
10. PICKLEBALL / PADEL
11. CLUBHOUSE
12. THE GALLERY
13. FUTURE FITNESS & WELLNESS CENTRE



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