

WINDSOR



10225 ST. AUGUSTINE AVENUE



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Bordered by a conservation area to the north, a fairway to the west, and green space to the south, this five-bedroom residence designed by Hoos Davis Architecture has an estate-like character. Occupying a prominent site near the entrance to the South Village, it is distinguished by both location and design. Light-filled interiors capture long southwestern views across the golf course, while expansive living and dining spaces open to the outdoors through multiple sets of French doors. A garden courtyard and pool terrace overlook the golf course, supporting relaxed living and entertaining. Two guest cottages provide flexibility and privacy, complemented by surrounding green space and conservation land to the north.

| | |
|-----------------|-------------------------|
| BEDROOMS | 5 |
| BATHROOMS | 5 FULL, 1 HALF |
| A/C SPACE | 5,747 SQ FT |
| NON-A/C SPACE | 2,800 SQ FT |
| ADJUSTED SPACE* | 7,147 SQ FT |
| LOT TYPE | SOUTH VILLAGE |
| LOT SIZE | 13,440 SQ FT |
| LOCATION | BLOCK 61 / LOT 4 |
| ARCHITECT | HOOS DAVIS ARCHITECTURE |
| BUILDER | REILLY CONSTRUCTION |

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

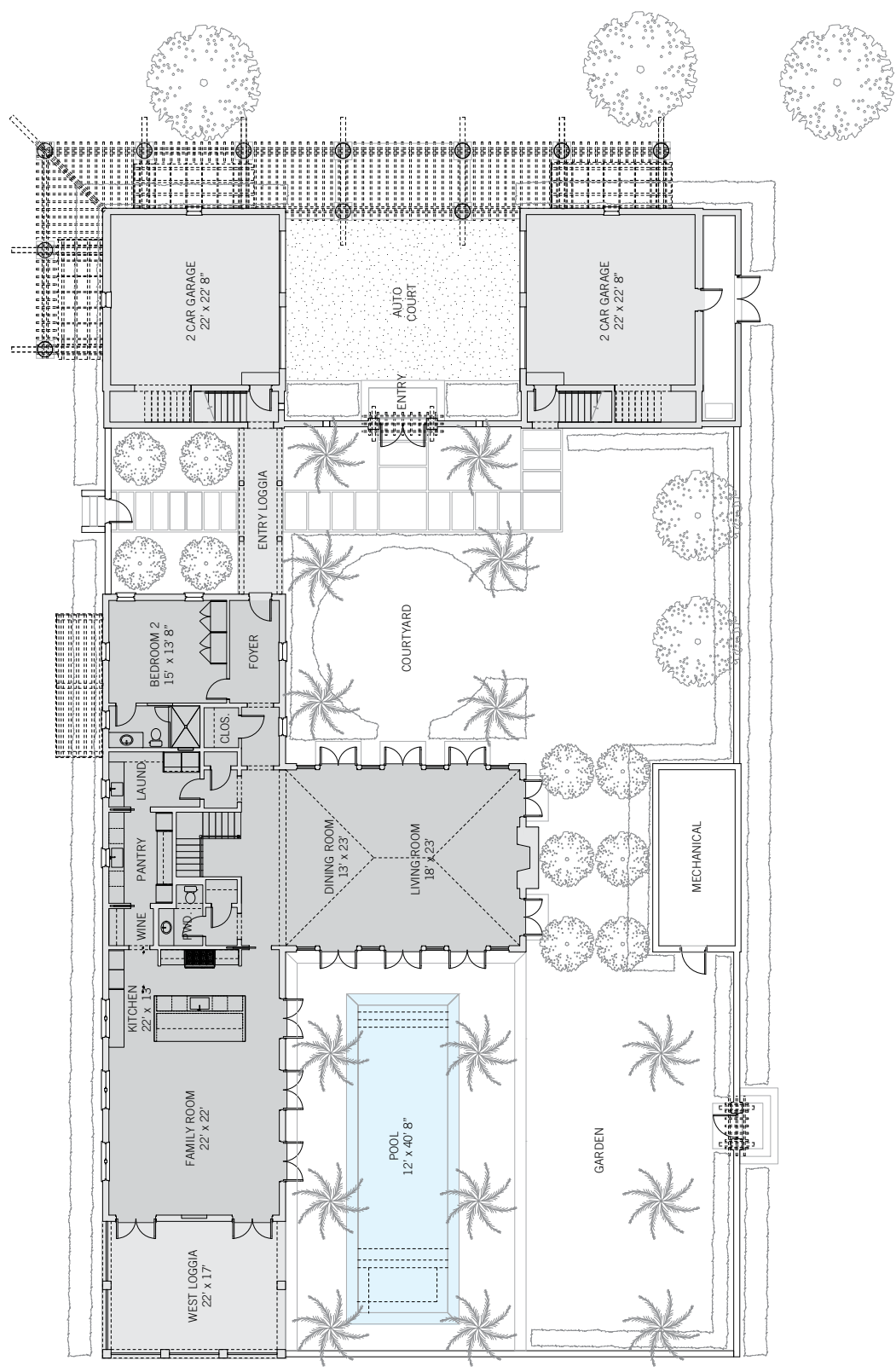
SOUTH VILLAGE

Windsor's South Village is a tranquil enclave of golf estates and custom residences overlooking lakes, fairways and lush oak hammocks. Homes are designed to take advantage of views while offering great privacy with tall garden walls and thoughtfully placed windows. Typical home sites feature gardens and courtyards, porches overlooking the golf course and separate carriage houses with guest suites above. In addition to the Windsor main entrance, the South Village is accessible directly from A1A.

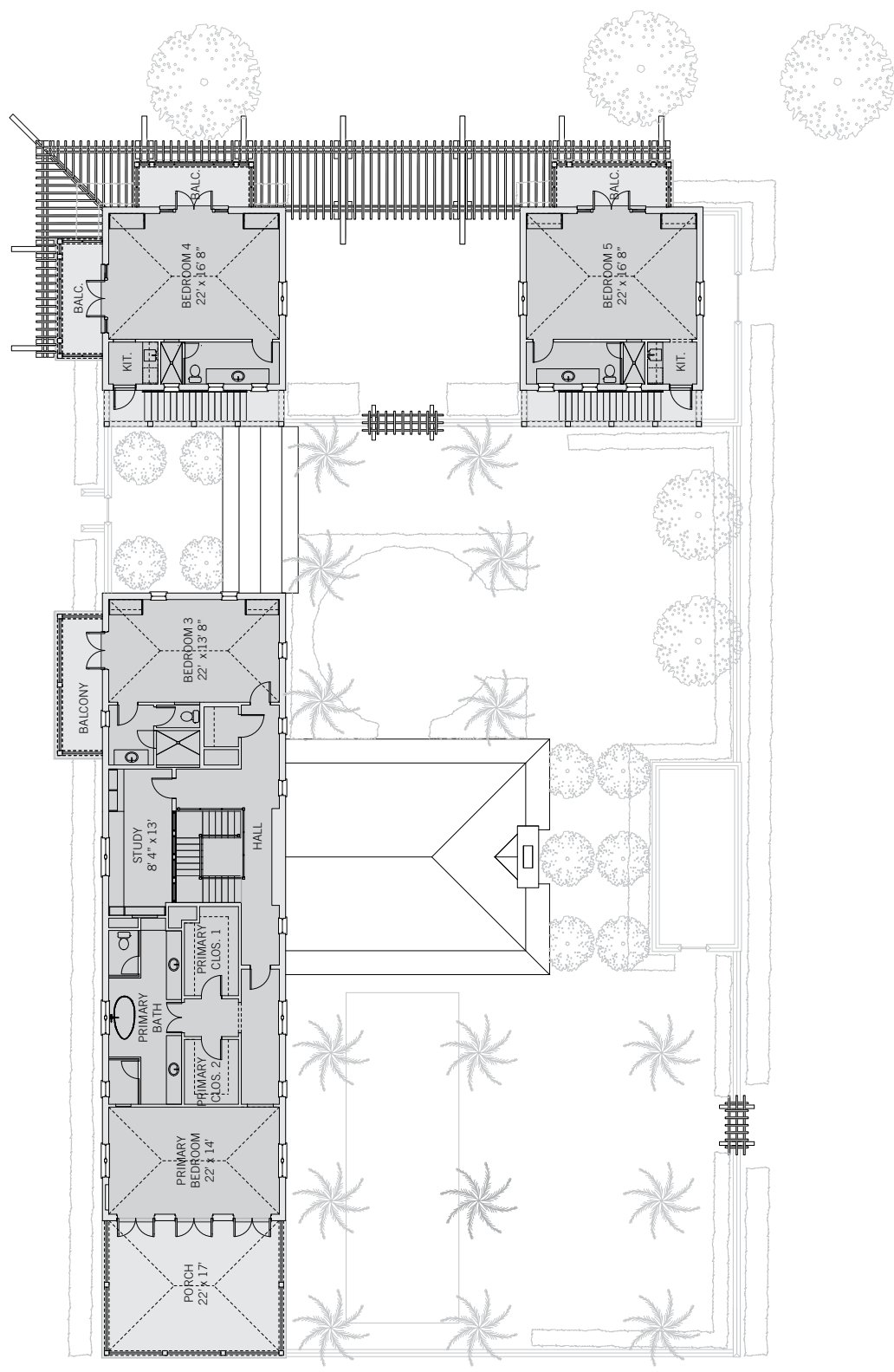


REILLY CONSTRUCTION

With a well-defined mission and strong entrepreneurial spirit, Reilly Construction was established in 2004. The mid-sized company has earned the reputation within a competitive luxury market for having dedication to fine craftsmanship and excellent customer care. Every project is approached in a thoughtful, streamlined, cost effective manner, which leads to a higher level of quality and customer satisfaction.



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.





ARCHITECT SPECIFICATIONS

INTERIOR FINISHES

First Floor:

- Floors – 24” x 36” Santa Lucia Honed WB Limestone
- Counter / Backsplash / Island – 2CM Caesarstone Class A-Mitered Edge
- Downstairs Suite Bathroom Shower Floor – 2” x 2” Datile Keystone Artic White Matte; 3” x 12” Datile Linear Artic White Matte 0790
- Stairs – European Oak, Engineered Hardwood, Match Stair Floor

Second Floor:

- Floors – Estuary 5/8” x 9” x 7’ European Oak, Engineered Hardwood
- Primary Bath – Santa Lucia Honed WB Limestone
- Bath #2 – Dry floor - 12” x 24” Datile Median Gray - Matte; Shower floor and Wet Areas - Arctic White Matte

North and South Guest House:

- Floors – European Oak - Engineered Hardwood
- Bathroom Floors – 12” x 24” Median Gray Matte; Counters – Caesarstone Class A; Shower Floors – Datile Keystone Artic White Matte, Wet Walls – 3” x 12” Linear Artic White Matte

APPLIANCES

- Laundry – White Electrolux Washer and Dryer
- North and South Guest House – Undercounter, Uline Fridge with Integrated Panel

APPLIANCES (CONTINUED)

Kitchen:

- SS Blanco Sink
- 48” Wolf Gas Range, 46” Hood Liner, and Under-Counter Microwave
- Subzero 42” Custom Panel Refrigerator with French Door
- Bosch Dishwasher
- Pantry and Wine – Features a Bosch Dishwasher with an Under-Counter Wolf Wine Fridge

Plumbing Fixtures:

- Newport Brass, Toto, Blanco Kitchen Sinks, Grohe, Kohler Sinks, and a Badeloft Tub

EXTERIOR AREAS

- Motor Court – Tabby Concrete with a White Base
- Garages – Epoxy Paint
- East Entry / South Entry / West Loggia – All feature 24” x 36” Santa Lucia Honed WB Limestone to Match Architects’ Sample
- Pool Coping – 12” x 36” Santa Lucia Honed WB Limestone to Match Architects’ Sample
- Balcony Floors Main House – Ipe or Azek Decking
- Primary Porch – 24” x 36” Santa Lucia Honed WB Limestone
- Balcony Floor Guest House – Ipe or Azek Decking

**All information, products, and specifications are subject to change based on availability*

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 | 8. TENNIS CENTRE |
| 2. FITNESS & WELLNESS CENTRE | 9. WINDSOR TUNNEL |
| 3. TOWN HALL | 10. PICKLEBALL / PADEL |
| 4. EQUESTRIAN CENTRE | 11. CLUBHOUSE |
| 5. BEACH CLUB | 12. THE GALLERY |
| 6. POLO FIELD | 13. FUTURE FITNESS & WELLNESS CENTRE |
| 7. CROQUET GREENSWARD | |



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