

WINDSOR



10608 CHARLESTON DRIVE



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Set along a gently curved, tree-lined street in Windsor’s central village, this gracious three-bedroom Row House captures a refined sense of place and privacy. A brick-paved sidewalk shaded by mature oaks leads to the stepped entry, revealing interiors defined by 10-foot coffered ceilings and richly stained hardwood floors. The open plan flows seamlessly to a charming courtyard through tall French doors, where a covered dining pavilion, shimmering pool, and graceful palms invite relaxed entertaining. Upstairs a broad balcony overlooking tree-lined Charleston Drive captures sunset views, while a secluded guest wing offers tranquility and creative space.

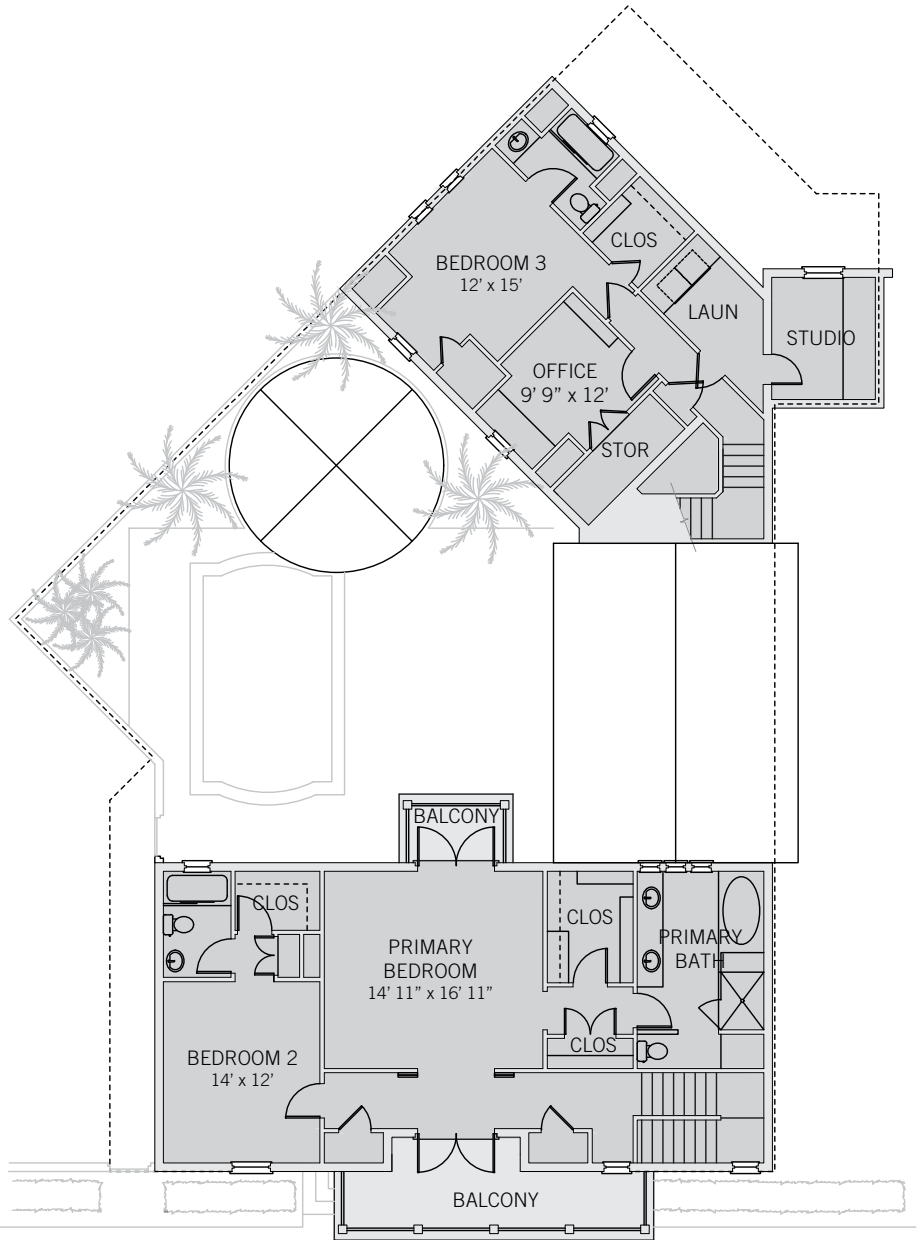
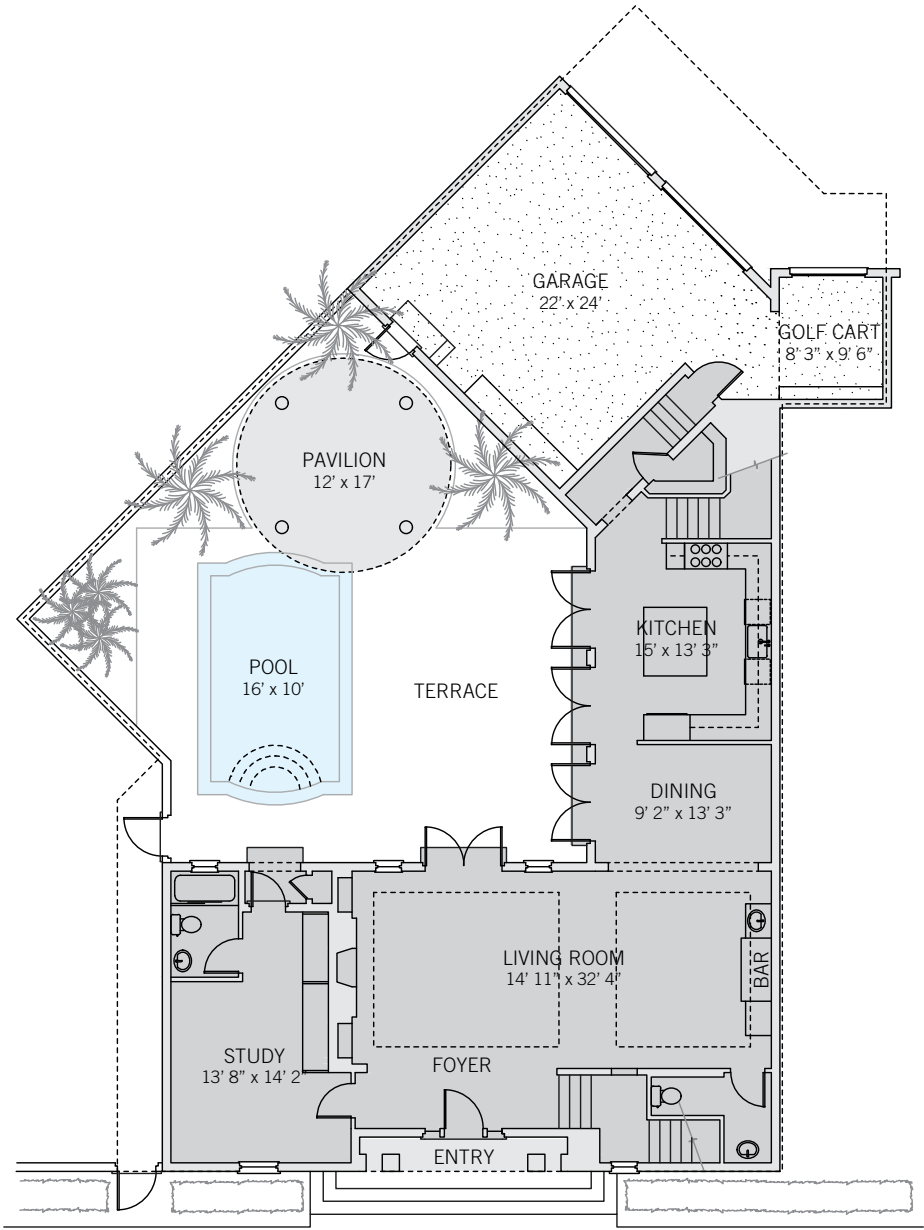
BEDROOMS	3
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	3,420 SQ FT
NON-A/C SPACE	972 SQ FT
ADJUSTED SPACE*	3,906 SQ FT
LOT TYPE	ROWHOUSE
LOT SIZE	3,678 SQ FT
LOCATION	BLOCK 13 / LOT 6
ARCHITECT	SPAIN / LLANES
BUILDER	CROOM COSNTRUCTION
YEAR BUILT	1999

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

ROW HOUSE

Located in Windsor's central village, Row House home types are inspired by traditional town homes in older American and European cities. Occupying the full footprint of deep, slender properties and sharing common building walls, these residences have a dignified and restrained exterior presence that belies the character of their light-filled interiors and garden courtyards. Garden walls preserve privacy while balconies create connections to the community.





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.





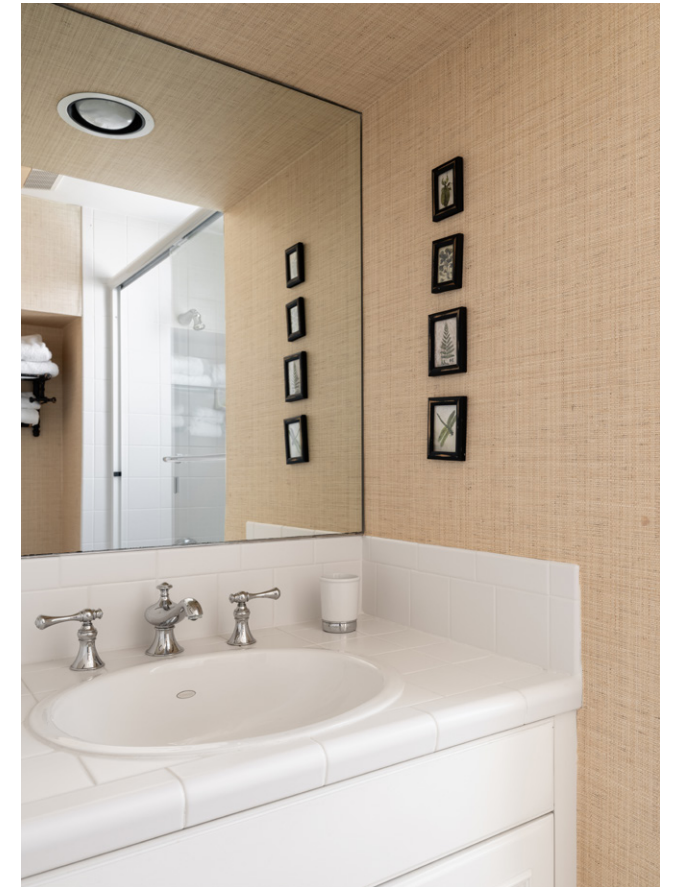
LIVING & ENTERTAINING

Designed for effortless sophistication, the home's living spaces are arrayed around a lush central courtyard, where palms and flowering begonias form a serene tropical retreat. The kitchen, appointed with rich green granite, glass-front cabinetry, and chef-quality appliances, opens through tall French doors to the courtyard, encouraging gatherings that move naturally between indoors and out. A wood-burning fireplace and wet bar anchor the living room, while the adjoining dining room and library—each with courtyard access—extend the home's welcoming feel.



PRIVATE SUITES

The home's bedrooms are conceived as tranquil sanctuaries, each offering its own sense of light and repose. The primary suite opens through French doors to a private balcony overlooking the courtyard, while its spa-inspired bath—finished with a cream marble vanity and tub surround and shell stone floors—features celestial windows, a soaking tub, and a glass-enclosed shower. A spacious walk-in closet enhances the suite's understated luxury. The guest suite enjoys privacy and tree-top views, while the separate guest wing, reached by a private staircase, includes a bedroom, office and art studio - ideal for reflection or creativity.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Central village, steps from the golf clubhouse
- Three bedrooms, four bathrooms, one powder room
- Two-car garage
- Golf cart garage

OUTDOOR LIVING

- Lushly landscaped central courtyard with pavilion and swimming pool features traveler palms, lady palms and begonias
- High garden privacy walls
- Upper hall opens through French doors to a balcony with sunset views over a tree-lined street

INDOOR LIVING

- 10' coffered ceilings and dark-stained hardwood floors throughout open-plan first floor
- Kitchen with large center island, granite countertops, glass-front cabinetry and V-groove wainscoting opens to courtyard through 8' tall French doors
- Kitchen is equipped with a Dacor range and oven and a Sub-Zero refrigerator
- Living room with wood burning fireplace and wet bar opens to courtyard through French doors

INDOOR LIVING (CONTINUED)

- Dining room with access via French doors to the courtyard is open to the living room
- Library / optional bedroom with built-in credenza and en-suite bathroom opens to the courtyard

PRIMARY SUITE

- Spacious primary bedroom opens via French doors to a private balcony overlooking the courtyard
- Ensuite bathroom with celestial windows, shell stone flooring, cream-colored marble vanity with two sinks, spa bathtub and separate frameless glass shower
- Large custom walk-in closet
- Custom hallway closet

GUEST SUITE

- Second-floor bedroom with en-suite bathroom and large walk-in closet

GUEST WING

- Accessed via staircase from the kitchen
- One bedroom with two walk-in closets and en-suite bathroom
- Office and art studio
- Laundry room

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
11. FUTURE FITNESS & WELLNESS CENTRE



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