

WINDSOR



10635 WITTINGTON AVENUE



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Overlooking Windsor's iconic polo field and just steps from the Village Centre, this distinguished residence embodies a lifestyle of effortless sophistication. At its heart, a sunlit central courtyard features a 20-foot oval pool framed by lush, mature landscaping—a private oasis for relaxation and entertaining. Interiors are timelessly elegant, with near floor-to-ceiling windows that bathe the home in natural light and soaring ceilings that accentuate the sense of openness. Designed for seamless indoor-outdoor living, the courtyard includes a dining loggia with a fireplace and a poolside cabana, capturing the spirit of refined South Florida leisure. With gracious bedroom suites, including a ground-floor primary suite with direct access to the pool courtyard, the home offers generous accommodations for family and guests.

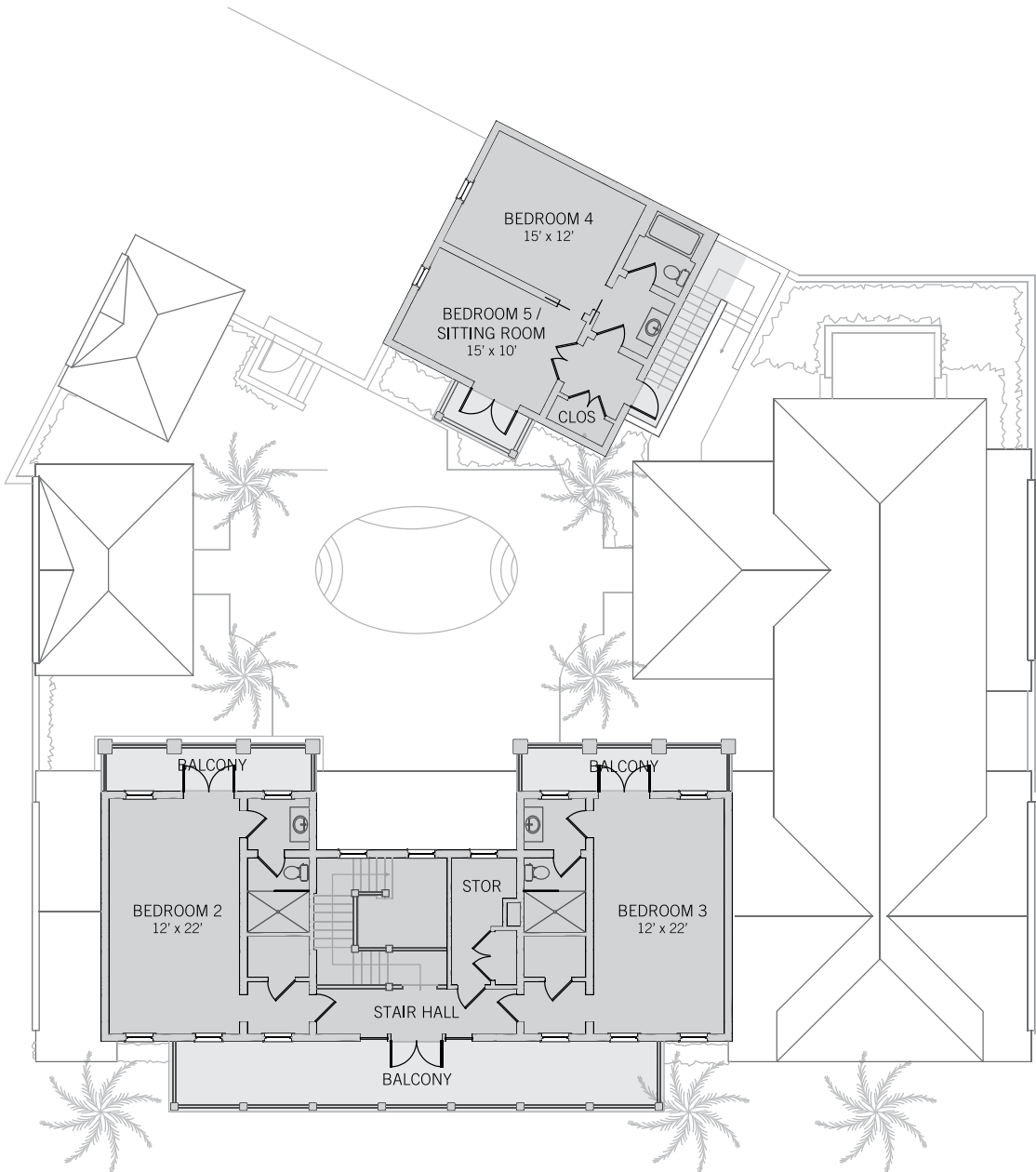
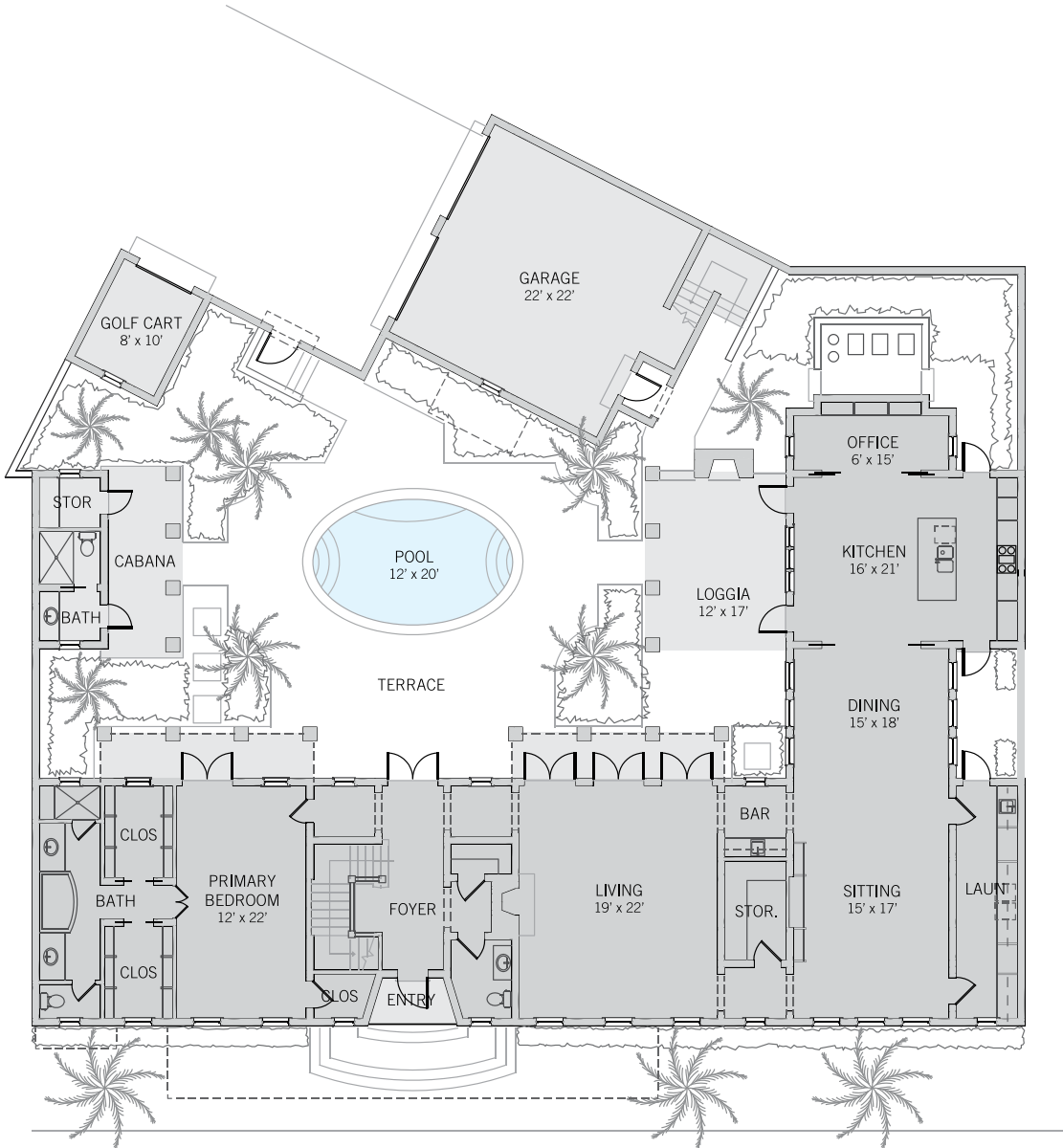
BEDROOMS	5
BATHROOMS	5 FULL, 1 HALF
A/C SPACE	5,090 SQ FT
NON-A/C SPACE	2,890 SQ FT
ADJUSTED SPACE*	6,535 SQ FT
LOT TYPE	WINDSOR
LOT SIZE	7,369 SQ FT
LOCATION	BLOCK 16 / LOT 2
ARCHITECT	MOULTON LAYNE, P.L.
BUILDER	RCL DEVELOPMENT, INC.
YEAR BUILT	2002

**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.





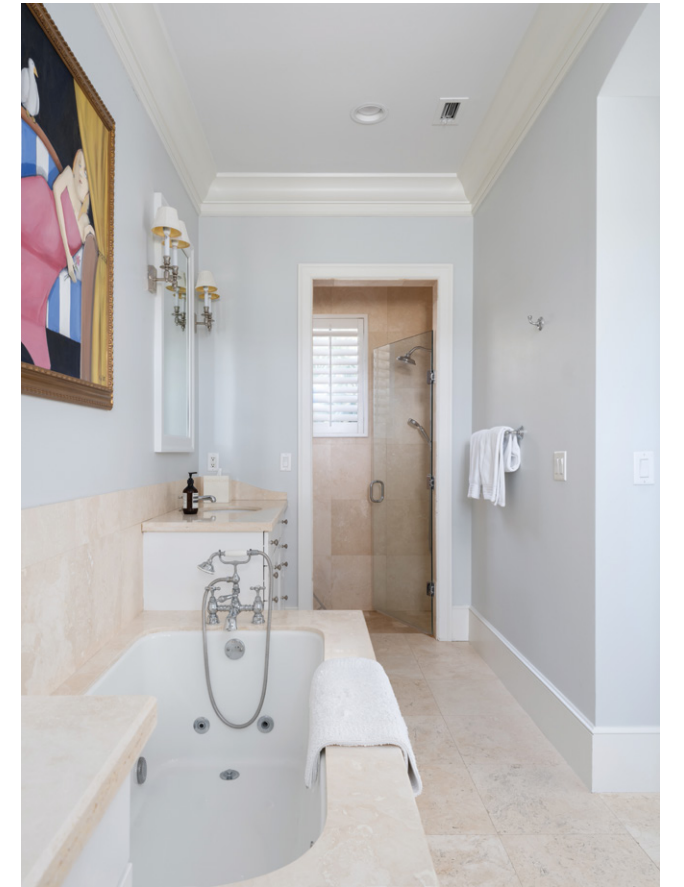
LIVING & ENTERTAINING

Light-filled and beautifully detailed, the interiors exude a quiet sophistication, with white millwork and travertine flooring setting a refined, enduring tone. The open layout flows effortlessly between indoors and out, equally suited to relaxed living or elegant entertaining. A central island anchors the eat-in kitchen, which opens to the poolside loggia, while pocket doors allow the kitchen, dining area, and sitting room to function as one expansive great room or transition to more formal use. The sitting room, with its vaulted ceiling and floor-to-ceiling windows, frames sweeping views of the polo field. The formal living room, distinguished by a coffered ceiling and gas fireplace, overlooks the polo field to the east and opens through three sets of French doors to the sunlit courtyard to the west.



PRIVATE SUITES

The home's spacious bedroom suites combine timeless materials with graceful proportions to create a refined sense of comfort and privacy. The ground-floor primary suite overlooks the polo field through tall windows and opens to the courtyard through French doors. Two custom windowed walk-in closets and a limestone-clad bath with double vanity, jetted tub, and walk-in shower complete this tranquil retreat. Two generously sized second-floor guest suites each enjoy a private balcony overlooking the courtyard and windows overlooking the polo field. The carriage house, accessed directly from the courtyard, offers a bedroom with an en-suite bath and a flexible sitting room or second bedroom with its own private balcony.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Prime central village location overlooking the polo field with four or five bedrooms, five bathrooms, one powder room
- Two-car garage and golf cart garage

OUTDOOR LIVING

- Central courtyard with mature landscaping, 12' by 20' oval pool and Herpel stone paving
- Poolside cabana with full bathroom and tile-clad wall and poolside loggia with fireplace
- Second-floor balcony overlooking the polo field / driving range

INDOOR LIVING

- Double-height entry foyer with wrap-around staircase and French doors to courtyard
- Open-plan kitchen, dining, and sitting room with vaulted bead board ceilings
- Eat-in kitchen with quartz countertops, travertine flooring and a central island opens to the poolside loggia
- Windowed office niche with twin built in desks, shelving and pocket doors
- Dining area overlooking the courtyard and landscaped side yard can be closed off from the kitchen with pocket doors

INDOOR LIVING (CONTINUED)

- Living room with coffered ceiling and gas fireplace overlooks the polo field / driving range and opens to the courtyard through three French doors
- Walk-through wet bar with glass-front cabinets between the sitting and living rooms
- Laundry room with utility sink and cabinetry

PRIMARY SUITE

- Ground-floor primary bedroom suite overlooks the polo field / driving range and opens to the courtyard through French doors
- En-suite bathroom with marble flooring, double vanity, jetted bathtub and walk-in shower and two custom walk-in closets

GUEST SUITES

- Two second-floor guest suites, each with en-suite bathroom, custom walk-in closet and private balcony overlooking the courtyard
- Wide porch offers views over the polo field and driving range

CARRIAGE HOUSE

- Private courtyard entrance
- Bedroom with en-suite bathroom and large closet
- Sitting room / second bedroom with 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 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. CLUBHOUSE
10. THE GALLERY
11. FUTURE FITNESS & WELLNESS CENTRE



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