

# WINDSOR



10686 ETON WAY



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Designed to celebrate the carefree elegance of beachfront living, this home's unique floor plan places the living room, kitchen and primary suite on the second story where they all open to a deep, full-width covered porch overlooking the dunes and the Atlantic Ocean. While panoramic sunrise views and soft sea breezes define much of the second-level experience, at the ground level, tucked within the privacy of tall garden walls, a series of indoor and outdoor lounging spaces arrayed around the expansive pool courtyard and capture the beauty of afternoon light and sunsets.

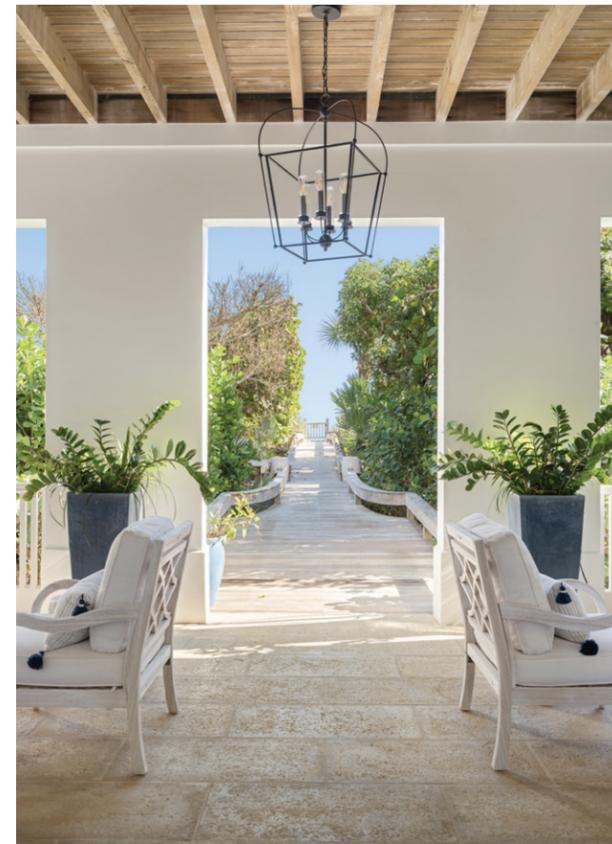
|                        |                          |
|------------------------|--------------------------|
| BEDROOMS               | 5                        |
| BATHROOMS              | 5 FULL, 1 HALF           |
| A/C SPACE              | 3,759 SQ FT              |
| NON-A/C SPACE          | 3,211 SQ FT              |
| ADJUSTED SPACE*        | 5,365 SQ FT              |
| LOT TYPE               | OCEAN COTTAGE            |
| LOT SIZE**             | 9,670 SQ FT              |
| TOTAL PROPERTY SIZE*** | 23,522 SQ FT             |
| LOCATION               | BLOCK 28 / LOT 2         |
| ARCHITECT              | MERRILL, PASTOR & COLGAN |
| BUILDER                | HURYN CONSTRUCTION       |
| YEAR BUILT / RENOVATED | 1997 / 2019              |

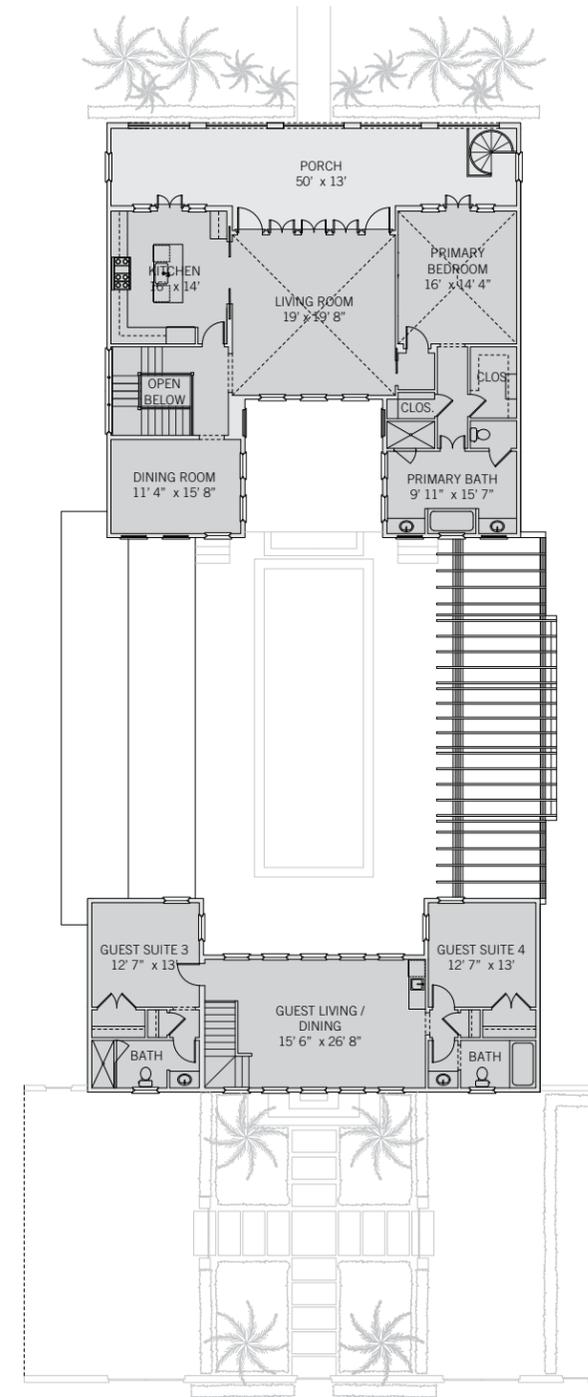
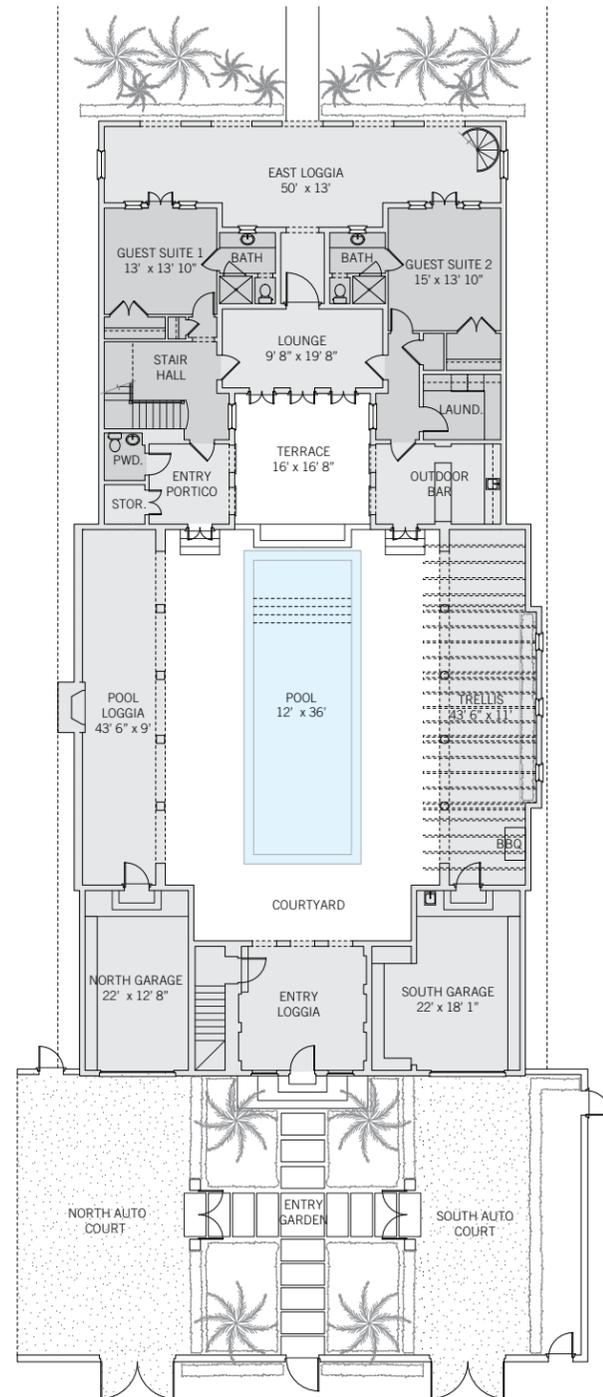
*\*Adjusted Space equals A/C space plus 50% of non-A/C space*

*\*\*Per Windsor regulating plan; \*\*\*Per Indian River County records*

## BEACH COTTAGE

Windsor's limited number of Beach Cottages enjoy unobstructed views of the Atlantic Ocean and direct beach access. Architectural details include two-story oceanside façades, some with loggias, and enclosed courtyards that are sheltered from seasonal winds by one-story northern wings. High garden walls along the oceanside and street frontage contribute to the very private nature of these residences.





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.





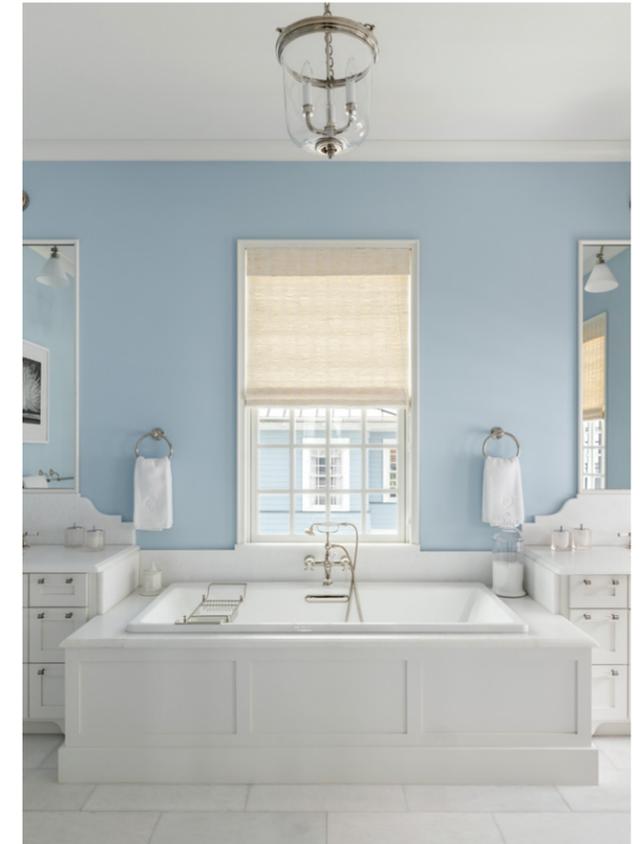
## LIVING & ENTERTAINING

This inviting light-filled home features professional interior design and is being offered furnished. Entering through the front garden, one arrives in the central courtyard, where a 36-foot-long swimming pool is flanked by a trellis-covered lounge area to the south and by a loggia with an outdoor fireplace to the north. An elevated dining terrace and covered outdoor bar with antique glass inlays and wood shelving complete the poolside entertainment spaces. Inside, at the second level, the kitchen opens via pocket doors to a living room with vaulted ceilings overlooking both the ocean and the pool courtyard. A separate formal dining room on this level is perfectly oriented to frame sunset views.



## PRIVATE SUITES

The second-floor primary suite is an airy retreat with vaulted wood ceilings that opens to the covered ocean-facing porch. A hallway with custom walk-in closets leads to the spacious marble-clad master bath with a deep soaking tub and a separate shower. Four guest suites, each with an en-suite bathroom, are thoughtfully located to offer privacy and comfort. Two guest suites on the ground floor of the main home open to an oceanside loggia with views into the dune hammock. The two second-floor carriage house guest suites have east-facing views over the pool courtyard and open to a shared living and dining room with a wet bar.





## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Five-bedroom, five-and-a-half-bath home with private boardwalk beach access
- Renovated in 2019
- Offered furnished

### OUTDOOR LIVING

- 36' x 12' pool with water fountain
- Poolside loggia with outdoor fireplace and trellised lounge area paved with Herpel stone
- Elevated poolside dining terrace and outdoor bar
- Second-level ocean-facing covered porch with spiral staircase for access to the private boardwalk to the beach
- Open-air lounge between the pool courtyard and oceanside loggia has a herringbone pattern brick floor and shuttered doors
- Ocean-facing ground-level loggia
- Pool bath and outdoor shower

### INDOOR LIVING

- Double-height stair hall in main home with full-height wainscoting
- Second-floor kitchen with custom wood cabinetry with glass doors, quartz countertops, a center island, and hand-crafted blue and white decorative tiles

### INDOOR LIVING (CONTINUED)

- Second-floor living room with French doors to the ocean-facing covered porch and west-facing windows overlooking the pool
- Second-floor formal dining room with south-western views over the pool courtyard
- Dark-stained oak flooring in most living areas and bedrooms

### PRIMARY SUITE

- Second-floor primary bedroom suite with vaulted wood ceilings opens through French doors to a covered porch
- Primary bathroom with deep soaking bathtub, separate shower, Waterworks fixtures, Bianco marble floors and custom wood vanities with Bianco marble tops and two custom walk-in closets

### GUEST SUITES

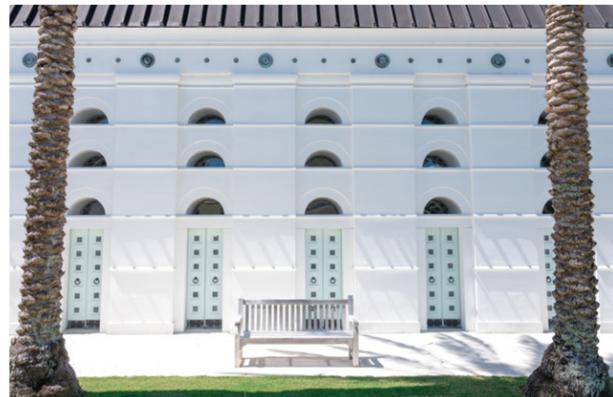
- Two guest bedrooms, each with an en-suite bathroom, open through French doors to the beachfront loggia

### CARRIAGE HOUSE

- Two guest bedrooms, each with an en-suite bathroom, overlook the pool courtyard
- Living/dining room with wet bar overlooking pool courtyard has eastern and western exposures

# 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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