

WINDSOR



10745 CHARLESTON DRIVE



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Occupying a prominent corner lot, this distinguished eight-bedroom residence enjoys sweeping sunset views across the lake and Windsor’s celebrated links-style golf course. Organized around a gracious central courtyard with a swimming pool, the home balances formal entertaining with relaxed everyday living through a series of graciously appointed interiors that open to loggias, porches and landscaped gardens. A thoughtfully designed floor plan includes elegant living and dining rooms, a library, expansive family spaces and seven bedroom suites, including a primary wing with sitting room. Just moments from the Village Centre, the home offers timeless architecture, exceptional privacy and an effortless connection to Windsor’s outdoor lifestyle.

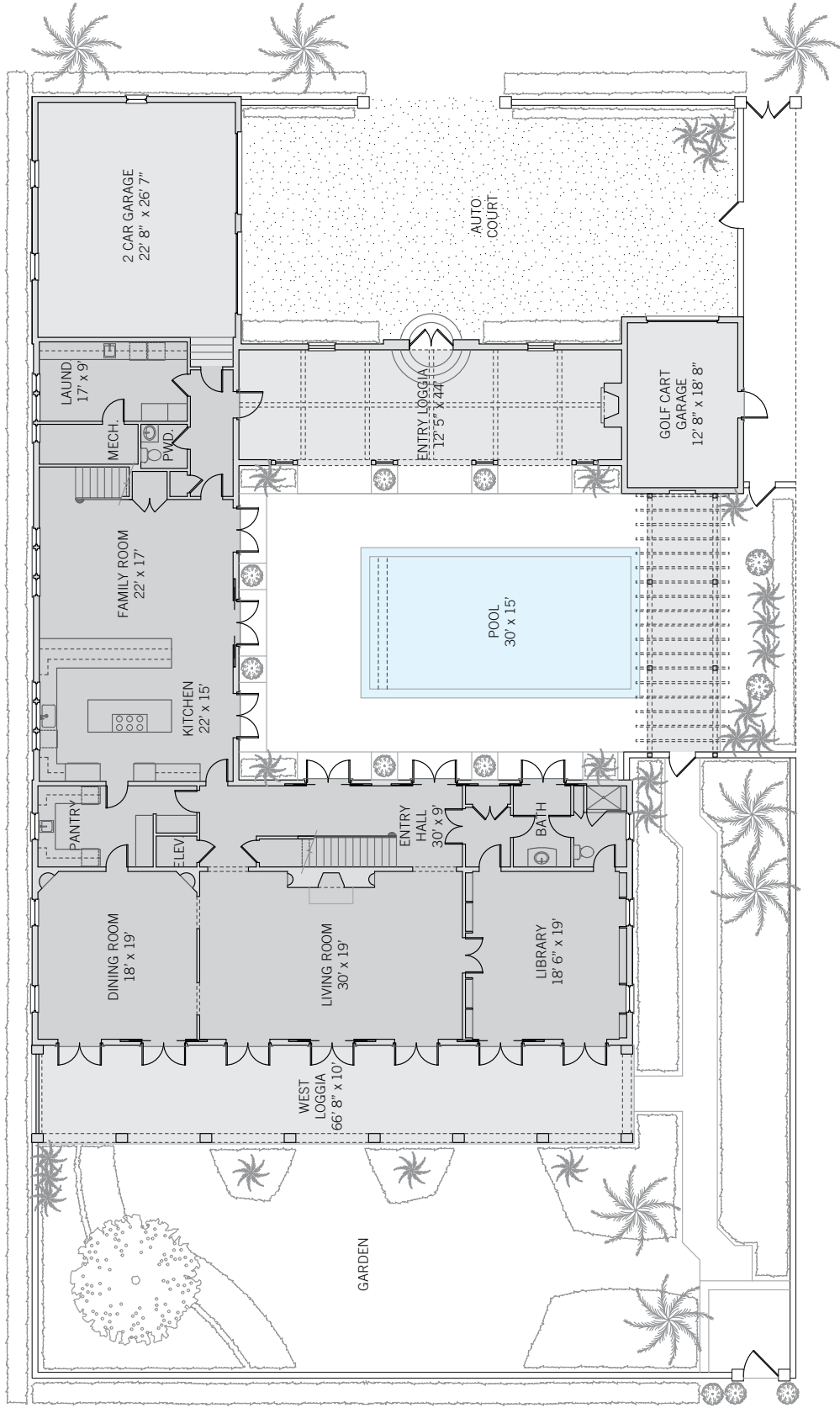
BEDROOMS	8
BATHROOMS	7 FULL, 1 HALF
A/C SPACE	8,363 SQ FT
NON-A/C SPACE	3,458 SQ FT
ADJUSTED SPACE*	10,092 SQ FT
LOT TYPE	VILLAGE FAIRWAY
LOT SIZE	12,291 SQ FT
LOCATION	BLOCK 26 / LOT 3
ARCHITECT	GIBSON & ASSOCIATES
BUILDER	HALE COSNTRUCTION
YEAR BUILT	2002

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

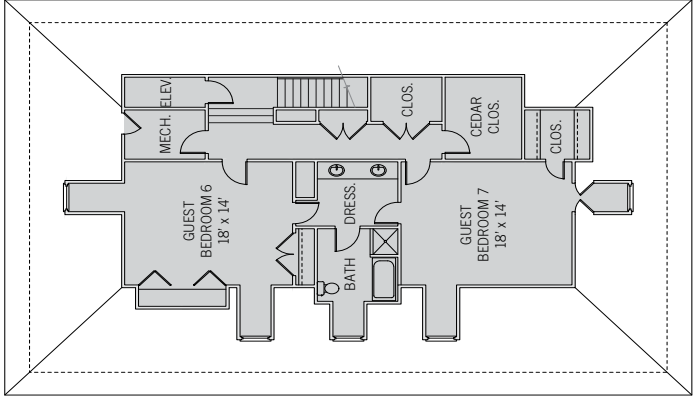
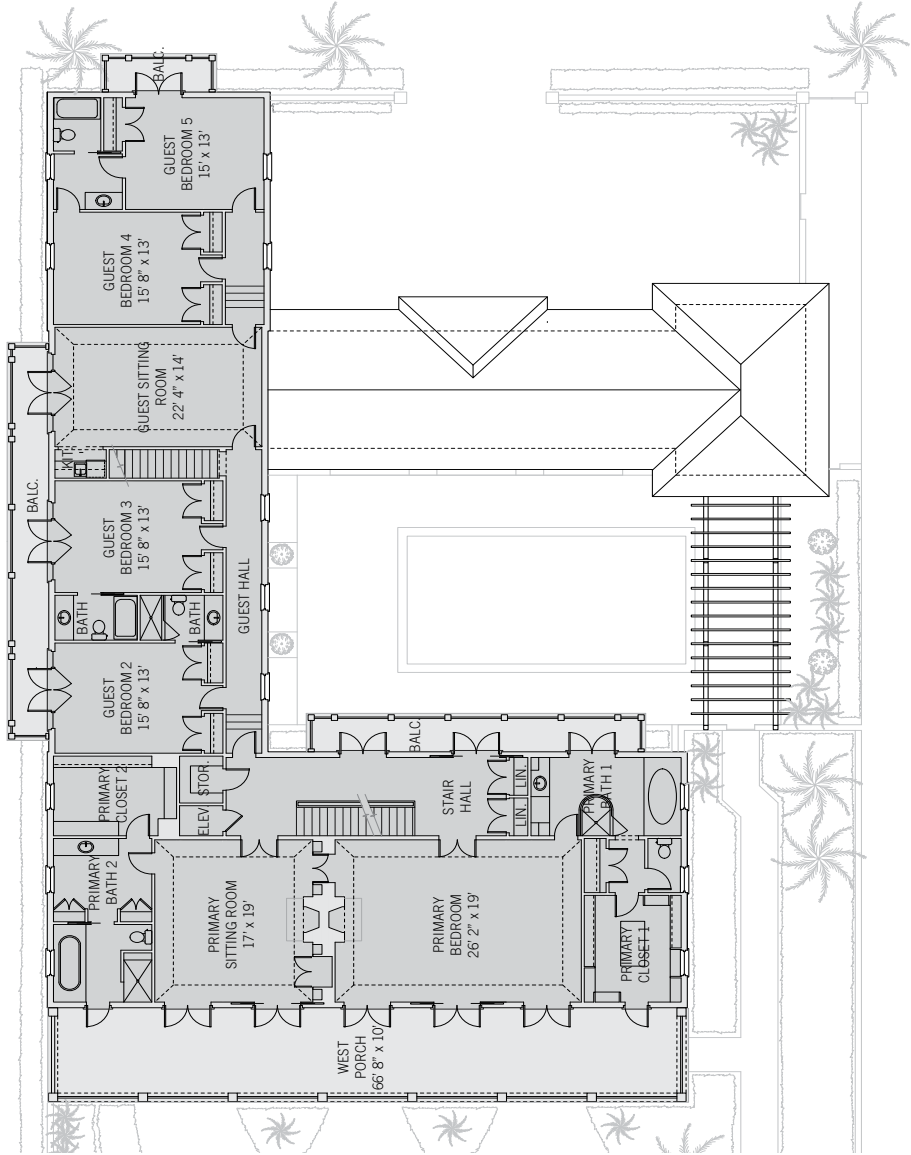
VILLAGE FAIRWAY

Located along the perimeter of Windsor's village with direct frontage on the golf course, Village Fairway homes offer a central location along with sweeping views across the links-style fairways. Set on some of the largest of Windsor's sites, typical homes are L-shaped with a generous courtyard with a pool and cabanas. These sites can also easily accommodate expansive front courtyards.





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

The floor plan unfolds around a beautiful central courtyard, where a swimming pool, covered loggia and entertaining spaces create a natural extension of the interiors. Formal living and dining rooms and a richly appointed library each enjoy a distinct character while providing seamless access via mahogany French doors to a western-facing loggia with uninterrupted views across the lake and golf course. At the heart of the home, a generous kitchen with an adjoining bar and pantry opens to a welcoming family room with direct French-door access to the pool courtyard.



PRIVATE SUITES

Set within its own wing, the expansive primary suite is conceived as a secluded retreat, with a spacious bedroom, sitting room with fireplace, dual dressing rooms, and a broad porch overlooking the lake and Windsor's links-style golf course. Two marble-appointed bathrooms further enhance its sense of comfort and privacy. Guest accommodations are thoughtfully arranged throughout the upper levels, with generous en-suite bedrooms and a central sitting room creating an inviting space for family and visitors on the second floor. On the third floor – a rarity at Windsor – two guest suites offer flexibility, providing additional accommodations while preserving the intimacy of the home's principal living and sleeping quarters.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Village corner lot on the golf course
- 8 bedrooms, 7 bathrooms, 1 powder room with elevator access to all three floors
- Two-car garage plus golf cart garage

OUTDOOR LIVING

- Central courtyard with pool, dining, and entertaining loggia
- Tumbled travertine pool surround
- Loggia with vaulted ceilings and poolside trellised seating area
- Paved walkways from courtyard to back yard and golf course
- Landscaping includes lady palms, Japanese yew, pigmy date palms and bougainvillea

INDOOR LIVING

- French doors throughout are mahogany, some with pocket screens
- Entry gallery with high ceilings opens through French doors to the pool courtyard
- Library, living room and dining room open through French doors to golf course-facing loggia
- Library has hardwood floors, floor-to-ceiling built-ins, and a full bath between library and entry gallery
- Living room with custom built-ins and slate fireplace
- Appliances by Thermador, Café, Sub-Zero and Miele

INDOOR LIVING (CONTINUED)

- Kitchen with tumbled travertine flooring, marble countertop and backsplashes, and solid wood Rutt cabinetry with a large center island
- Kitchen opens to family room, has courtyard and garage access
- Pantry with floor-to-ceiling cabinetry and wet-bar connects kitchen to dining room
- Family room with eat-in bar and wainscoting opens to courtyard
- Staircase from family room to the guest wing

PRIMARY SUITE

- Private primary suite wing with sweeping lake and golf course views
- Bedroom and sitting room with fireplace open via French doors to the west porch
- Two marble bathrooms, each with dressing room and custom closet

GUEST SUITES

- Two bedrooms, each with en-suite bath, open to the north balcony via French doors
- Sitting room with a kitchenette opens to the north balcony via French doors
- Two bedrooms, one with a balcony overlooking tree-lined Charleston Drive, share a bathroom
- Two bedrooms with dormer windows and golf views share large bathroom
- Cedar-lined walk-in closet

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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