

WINDSOR



10895 SAVANNAH DRIVE, NO. 203



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This elegant residence on the second floor of Windsor Park Residences features three bedrooms and a study with a full bath. Woodmode cabinets, serene white quartz countertops and custom lighting bring sophisticated touches to the kitchen, which features a breakfast bar and a separate island. Beautifully crafted interiors are finished with refined details including decorative millwork and 7"-wide oak flooring throughout all living areas. Porches and balconies off the dining area, primary bedroom, guest bedroom and study allow for seamless indoor-outdoor living.

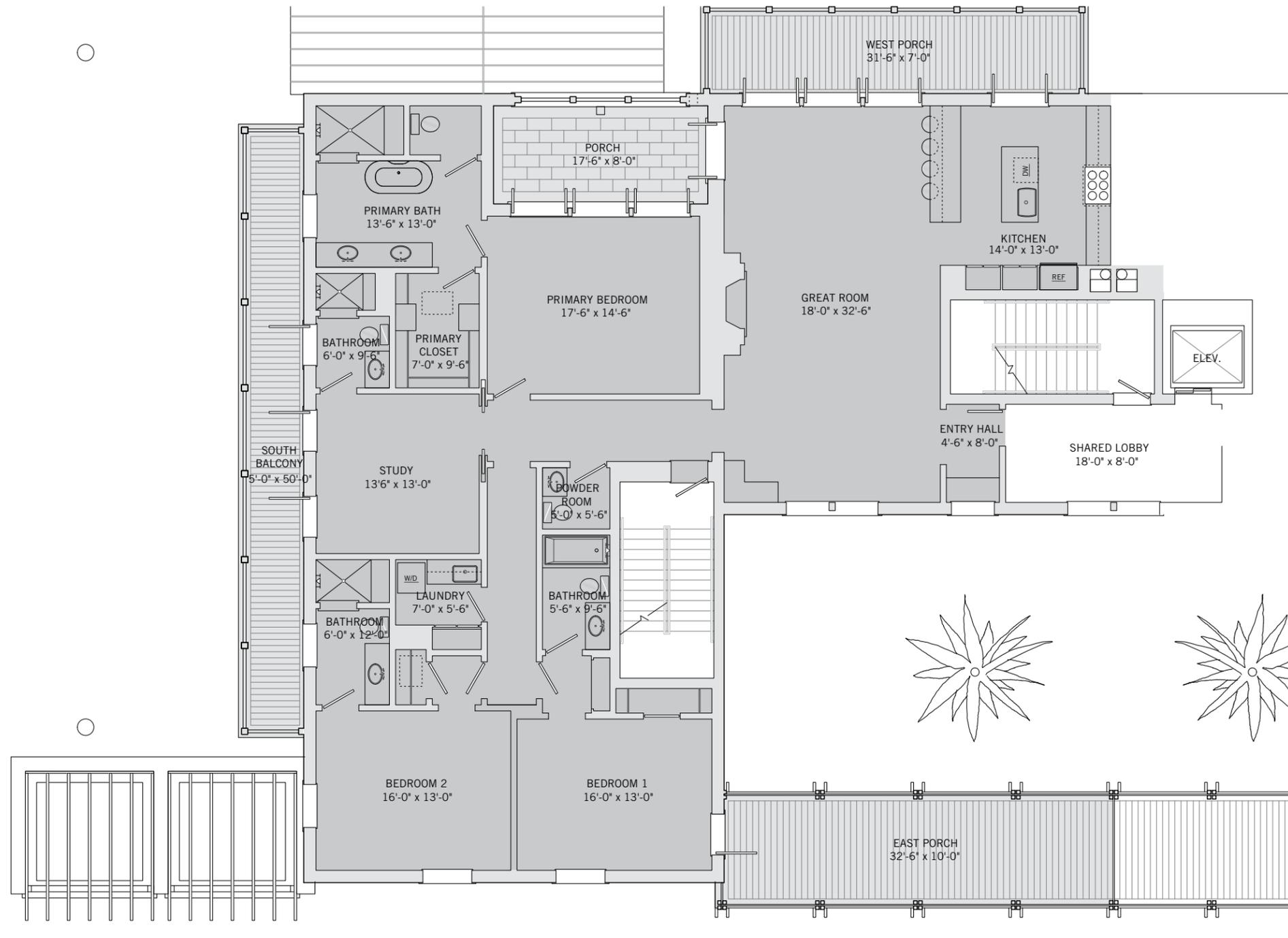
BEDROOMS	3
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	2,738 SQ FT
NON-A/C SPACE	985 SQ FT
ADJUSTED SPACE*	3,231 SQ FT
LOT TYPE	WINDSOR PARK RESIDENCES
LOT SIZE	N/A
LOCATION	NO. 203
ARCHITECT	MERRILL, PASTOR, & COLGAN
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2018

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

WINDSOR PARK RESIDENCES

Located on the western edge of the community, the Windsor Park Residences feature a collection of 12 residences within five connected three-story buildings with central gardens and a beautiful private reflecting pool courtyard as its centerpiece. The serene central gardens serve as a formal entrance for all the residences, as well as an extension of the open green directly across the street to the east. Each residence includes multiple balconies and porches for the best of Florida indoor and outdoor living. Each residence is provided with a ground-level climate-controlled storage room and dedicated space for two cars and one golf cart.





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

Spacious and filled with natural light, this residence has been designed in every detail for sophisticated single-floor living. Set on the second floor, it enjoys dramatic sunset views over the conservation area from the kitchen and the great room, which is anchored by a fireplace and offers generous living and dining areas. Three sets of French doors open from the dining area to a covered balcony with views of the central courtyard and reflecting pool. The balcony encourages outdoor dining and lounging in South Florida's marvelous climate. A separate set of French doors leads from the dining area to a loggia-style porch off the primary suite. The contemporary kitchen, separate from yet open to the dining area, opens through French doors to the west-facing balcony.



PRIVATE SUITES

The primary suite features a loggia-style west-facing porch accessed via French doors. This suite has been thoughtfully designed to offer a spa-inspired bathroom and walk-in closet with custom built-ins. Both of the two guest suites feature an en-suite bathroom and one opens to an east-facing porch with views of the park. A study with a full en-suite bathroom opens to the south balcony.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- One of just 12 Windsor Park Residences
- Three suited bedrooms and study with full bathroom
- Powder room
- Access via stairs or elevator to shared elevator lobby
- Cypress tongue-and-groove ceilings, Dominican shell stone flooring and Cumaru decking on covered porches and balconies
- Garage space for two cars and one golf cart and air-conditioned storage room

VIEWS

- Sunset views over conservation area
- Courtyard garden and reflecting pool
- Central park to the east

INTERIOR HIGHLIGHTS

- Decorative millwork and custom casework
- Custom window treatments and wall coverings throughout
- Recessed lighting and designer light fixtures throughout
- 7" engineered oak flooring throughout all living areas and bedrooms
- Great room with living and dining areas and central fireplace
- Built-in corner banquette in great room

INTERIOR HIGHLIGHTS (CONTINUED)

- French doors in dining area open to covered porch and west balcony
- Built-in retractable screens on French doors leading from dining area to porch
- Kitchen opens to west balcony
- Kitchen with pendant lighting, Wood Mode cabinetry, center island, and breakfast bar with quartz countertops
- Appliances by Wolf, Sub-Zero and Bosch

PRIMARY SUITE

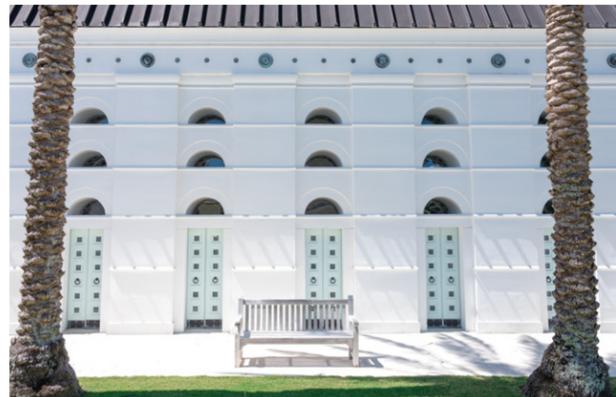
- Bedroom opens to triple set of French doors to a west-facing covered porch
- Walk-in closet with custom built-ins
- Spa-inspired bathroom with Calacatta Gold marble-top double vanity, walk-in shower with frameless glass door, freestanding soaking bathtub, private water closet, and natural stone flooring

GUEST SUITES

- Two guest suites with en-suite bathrooms with custom closets
- One suite has direct access to a large, covered porch overlooking the park to the east
- Study with en-suite full bathroom has access to the south-facing balcony

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



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