

WINDSOR



10895 SAVANNAH DRIVE, NO 301



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Located on the top floor of the southern end of the Windsor Park Residences, this tranquil single-floor home enjoys remarkable privacy, abundant natural light and panoramic views over the lush conservation area and the Indian River. Access is via stairs or elevator, which open to a gracious private entry hall overlooking a tree-lined courtyard. At the heart of the residence, an open-plan living and dining room is wrapped in French doors that open to a balcony and a separate porch for seamless indoor-outdoor living. Vaulted ceilings throughout, including in all three bedroom suites, enhance the airy feeling of this retreat above the treetops.

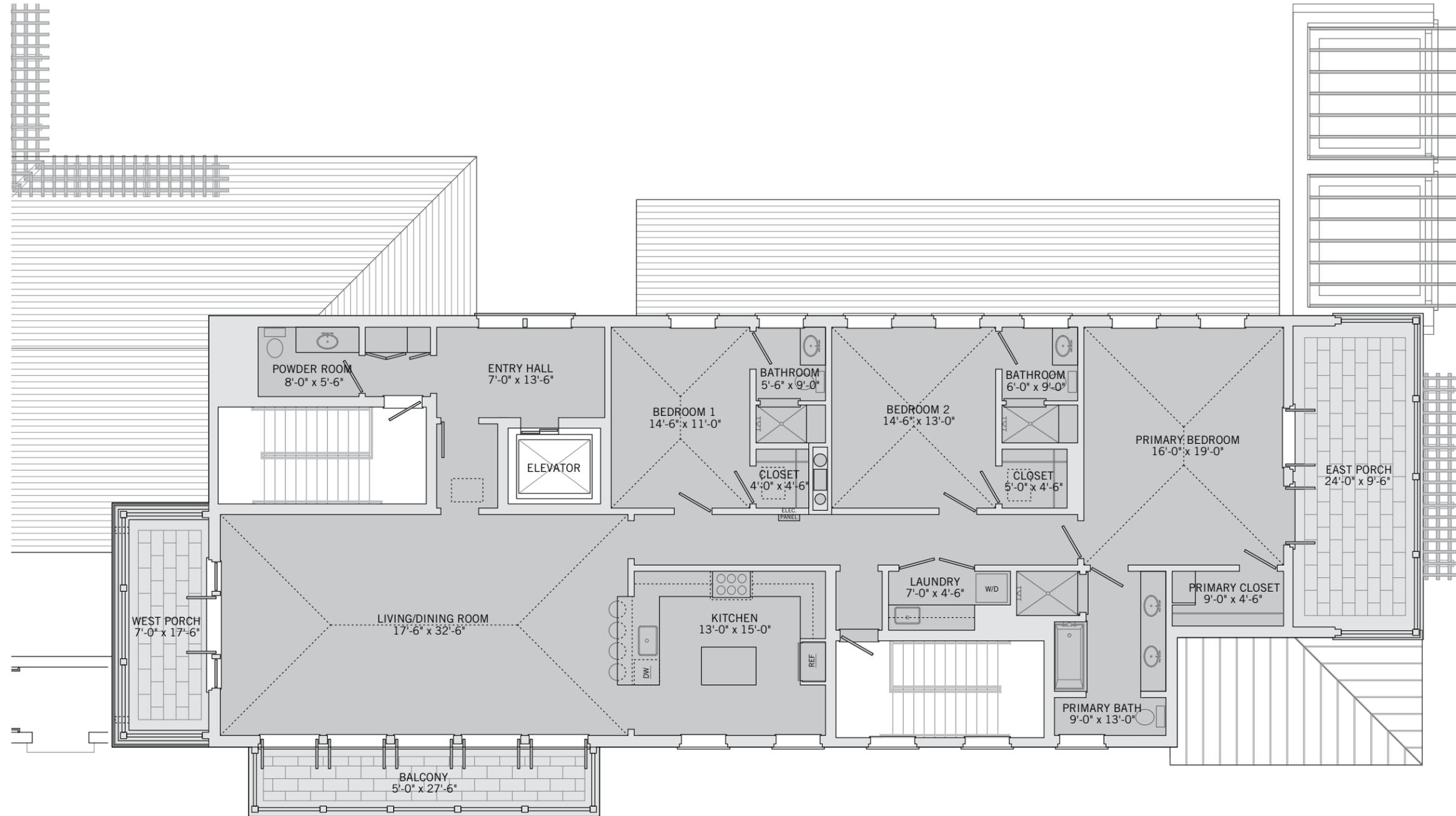
BEDROOMS	3
BATHROOMS	3 FULL, 1 HALF
A/C SPACE	2,454 SQ FT
NON-A/C SPACE	557 SQ FT
ADJUSTED SPACE*	2,733 SQ FT
LOT TYPE	WINDSOR PARK RESIDENCES
LOT SIZE	N/A
LOCATION	NO. 301
ARCHITECT	MERRILL, PASTOR, & COLGAN
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2018

**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.





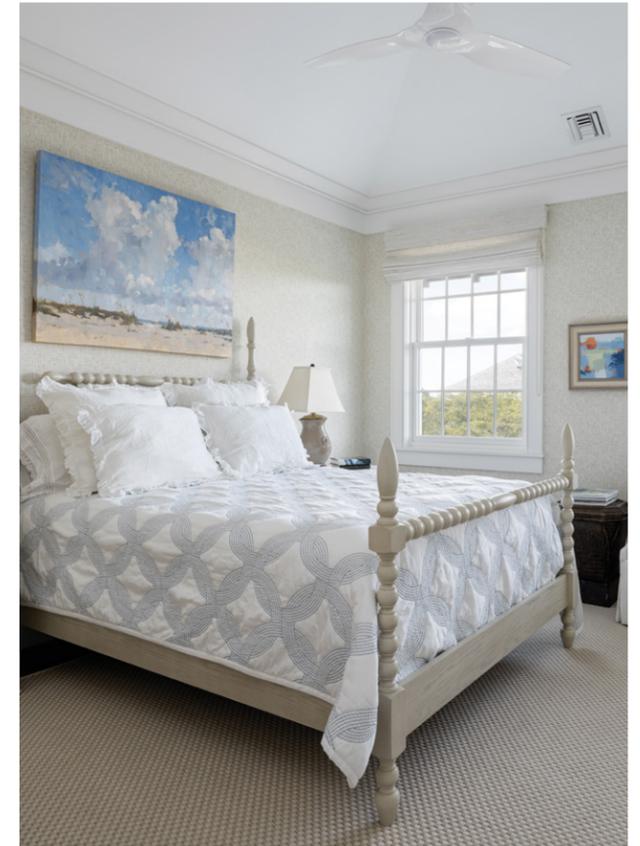
LIVING & ENTERTAINING

Daily life unfolds with ease around an open-plan living and dining room where vaulted ceilings and a series of French doors invite abundant light and soft breezes from the south and west. The west porch, sheltered by a cypress wood ceiling, is ideal for watching the sun set over the conservation area and the Indian River, while the south balcony offers a bird's-eye view across Windsor's treetops and peaceful streets. The bright kitchen with center island and breakfast bar is finished with quartz countertops and a suite of premier appliances by Wolf, Sub-Zero and Bosch.



PRIVATE SUITES

Serene and thoughtfully composed, the bedroom suites encourage deep relaxation. The primary suite is defined by a vaulted ceiling and two sets of French doors opening to an east-facing porch, welcoming the morning. Its en-suite bath pairs Calacatta Gold marble with a deep soaking tub, natural stone floors and finely selected fixtures. Two guest suites overlook the courtyard, each with vaulted ceilings, en-suite baths and walk-in closets, offering comfort and privacy in equal measure.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- One of just 12 Windsor Park Residences
- Three bedrooms, three full bathrooms and one powder room
- Private elevator entry hall with charming treetop view
- Garage space for two cars and one golf cart
- Air-conditioned storage room

OUTDOOR LIVING & VIEWS

- West porch with fixed screens, cypress tongue and groove ceiling and Dominican shell stone flooring overlooking the conservation area and the Indian River
- South balcony with Cumaru wood decking overlooking the conservation area and a tree-lined street

INTERIOR HIGHLIGHTS

- 7"-wide engineered oak flooring throughout all living areas and bedrooms
- Plumbing fixtures by Kohler, Newport Brass and Grohe
- Kitchen with southern exposure features Wood Mode white cabinets and quartz countertops
- Kitchen designed with a center island and breakfast bar is open to dining and living areas

INTERIOR HIGHLIGHTS (CONTINUED)

- Kitchen appliance suite includes a Wolf 36" dual fuel range, a Sub-Zero 36" built-in refrigerator/freezer with French doors, and a Bosch dishwasher
- Walk-in laundry closet

PRIMARY SUITE

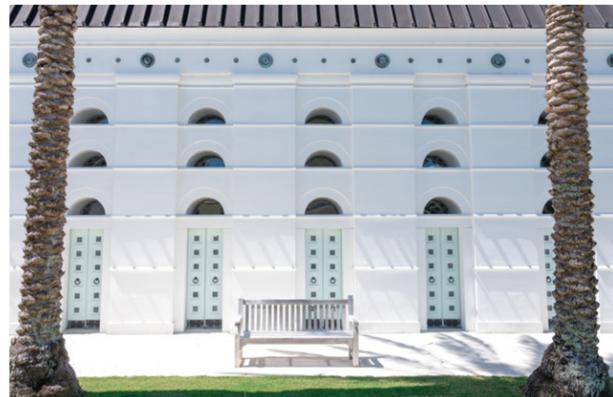
- Primary bedroom with vaulted ceiling opens to a private east-facing porch accessed via two sets of French doors
- Porch featuring a cypress tongue and groove ceiling and Dominican shell stone flooring overlooks the park and a tree-lined street
- En-suite primary bathroom features a double Calacatta Gold marble vanity top, Victoria + Albert deep soaking tub, Toto toilet, Newport Brass and Grohe fixtures, and natural stone flooring throughout
- Walk-in closet

GUEST SUITES

- Two guest suites overlooking the courtyard
- Each features vaulted ceilings, an en-suite bathroom, and a 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

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|------------------------------|--------------------------------------|
| 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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