

WINDSOR



10895 SAVANNAH DRIVE, NO. 206



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Located on the second floor of Windsor Park Residences and featuring three private outdoor spaces, this bright and airy four-bedroom residence offers a unique floor plan with primary bedroom suite, ample entertainment areas and study/library. Interiors with high ceilings, floor-to-ceiling windows, and elegantly crafted decorative millwork create a sophisticated setting while the spacious custom-designed kitchen is equipped with premium appliances perfect for preparation of gourmet feasts. The great room showcases tranquil views over the conservation area and the North Village estuary and opens to a west-facing porch that is the ideal place to enjoy vibrant tropical sunsets.

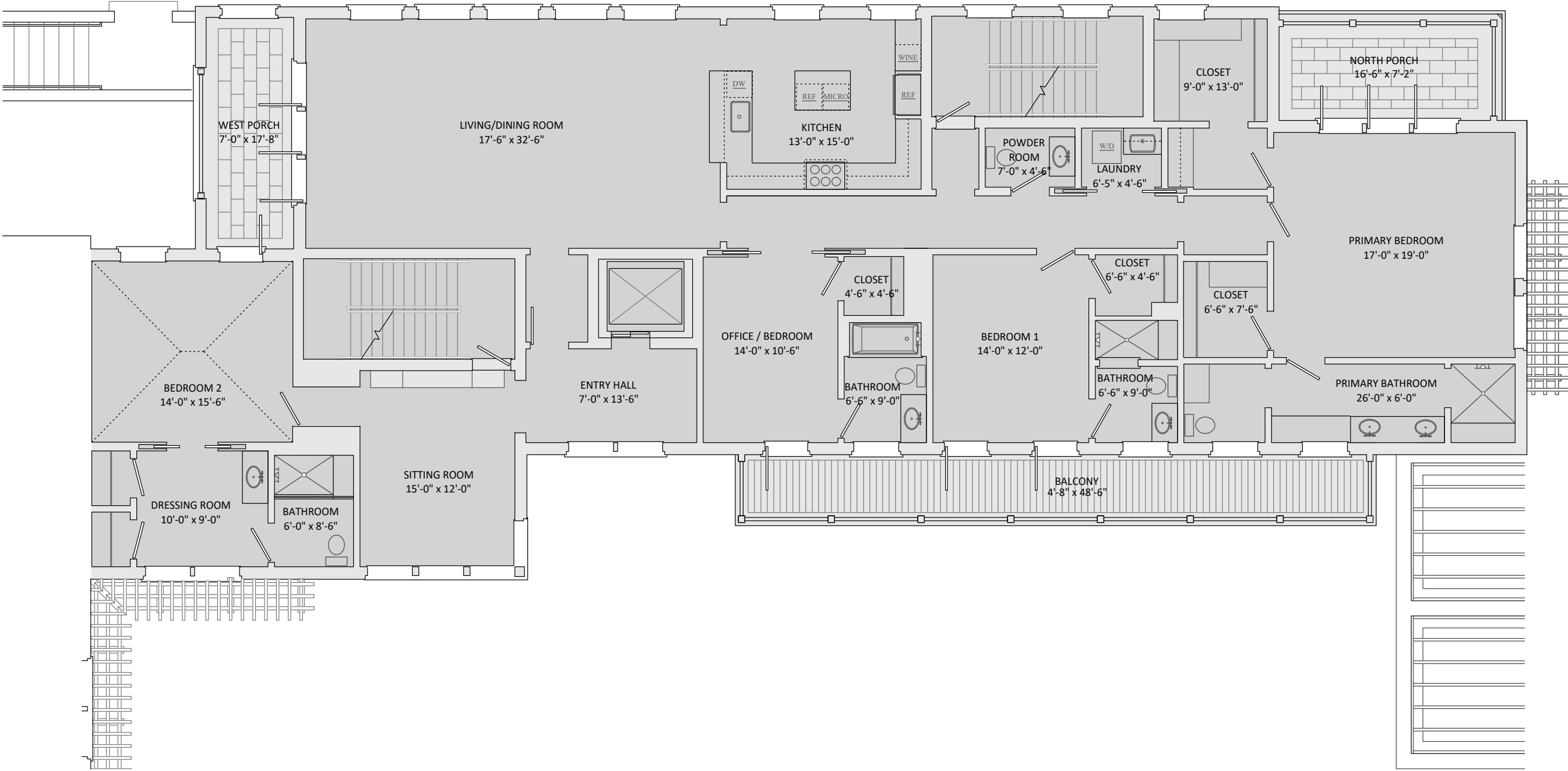
BEDROOMS	4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	3,282 SQ FT
NON-A/C SPACE	552 SQ FT
ADJUSTED SPACE*	3,558 SQ FT
LOT TYPE	WINDSOR PARK RESIDENCES
LOT SIZE	N/A
LOCATION	NO. 206
ARCHITECT	MERRILL, PASTOR, & COLGAN
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2018

**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's 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

Expansive and thoughtfully composed, this single-floor residence has a gracious flowing layout, welcoming atmosphere, and abundant light throughout the day thanks to multiple exposures. The direct-access elevator opens to a generously sized entry hall where a picture window overlooks the courtyard. The great room with a bank of floor-to-ceiling windows, spacious living and dining areas, and seamless access to a covered porch, makes hosting a simple yet elegant dinner party or cocktail gathering effortless.



PRIVATE SUITES

With four carefully placed and designed en-suite bedrooms, this residence is wonderfully flexible. At one end, the east-facing primary suite features a private covered porch, two large walk-in closets, and a Calacatta Gold marble-clad bathroom. At the opposite end, a cottage-inspired guest suite features a bedroom with vaulted ceilings that opens to the covered porch off the great room, a dressing room, an en-suite bathroom, and an adjacent sitting room with corner windows overlooking the courtyard. Two additional guest suites at the center of the home open to a shared balcony. One features double pocket doors, making it ideal as a home office.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- One of 12 Windsor Park Residences
- Direct private elevator access to a spacious entry hall
- Four bedrooms, four full bathrooms and one powder room
- Cypress tongue-and-groove ceilings and Cumaru wood flooring on balconies, or Dominican shell stone flooring on porches
- Garage space for two cars and one golf cart
- Air-conditioned storage room

VIEWS

- Conservation area and North Village estuary
- Sunsets from the great room and west porch

INTERIOR HIGHLIGHTS

- 10-foot ceilings throughout (except one guest suite)
- Custom interior wood shutters throughout
- Ceiling fan in each bedroom
- 7" engineered white oak flooring throughout
- Great room with living and dining areas features floor-to-ceiling windows and opens to a porch with sunset conservation area views
- Kitchen with custom island with storage and refrigerator drawers, quartzite countertops, and Wolf, Sub-Zero and Bosch appliances

PRIMARY SUITE

- Bedroom with floor-to-ceiling east-facing windows opens through triple set of French doors to a covered porch with conservation and North Village estuary views
- Two walk-in closets with custom shelving
- Spa-inspired bathroom with Calacatta Gold marble-topped double vanity, walk-in shower and natural stone flooring

GUEST SUITES

- Private suite with vaulted ceilings opens to a covered porch with sunset views over conservation area and the North Village estuary
- Dressing room with two closets and vanity
- Bathroom with Calacatta Gold marble countertops, walk-in shower and natural stone flooring
- Adjacent sitting room with built-in bookshelves and south-east corner windows
- Guest suite with en-suite bathroom with shared balcony
- Guest suite / home office with French pocket doors and en-suite bathroom with shower/tub has two desks available
- Both guest suites open to a shared south-facing covered 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

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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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