WINDSOR



3075 HURLINGHAM WAY

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This elegant three-bedroom corner apartment combines remarkable views with a prime Windsor Village location just steps from the Tennis Centre and close to the Golf Clubhouse. High ceilings and generous windows bring abundant natural light throughout the interiors, while principal living spaces and a wraparound second-floor balcony overlook the Croquet Greensward and Polo Field. Renovated in 2018 and offered furnished, this home provides effortlessly gracious living steps from some of Windsor's most distinctive amenities.

BEDROOMS	3
BATHROOMS	3 FULL, 1 HALF
A/C SPACE	2,642 SQ FT
NON-A/C SPACE	857 SQ FT
ADJUSTED SPACE*	3,070 SQ FT
LOT TYPE	COURTYARD APARTMENT
LOT SIZE	N/A
LOCATION	BLOCK 19 / LOT 7
ARCHITECT	CARUNCHO, MARTINEZ, ALVAREZ
BUILDER	W.G. MILLS, INC.
YEAR BUILT / RENOVATED	1997 / 2018

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

COURTYARD APARTMENT

The Courtyard Apartments occupy a one-of-a-kind Anglo-Caribbean-style building along Hurlingham Way in Windsor's central village, overlooking the Croquet Greensward and Polo Field. Its three two-story apartments, each with a unique floor plan are arranged around a shared garden courtyard with each apartment having its own private entrance. The setting offers exceptional access to the Village Centre, Tennis Centre and Golf Clubhouse.

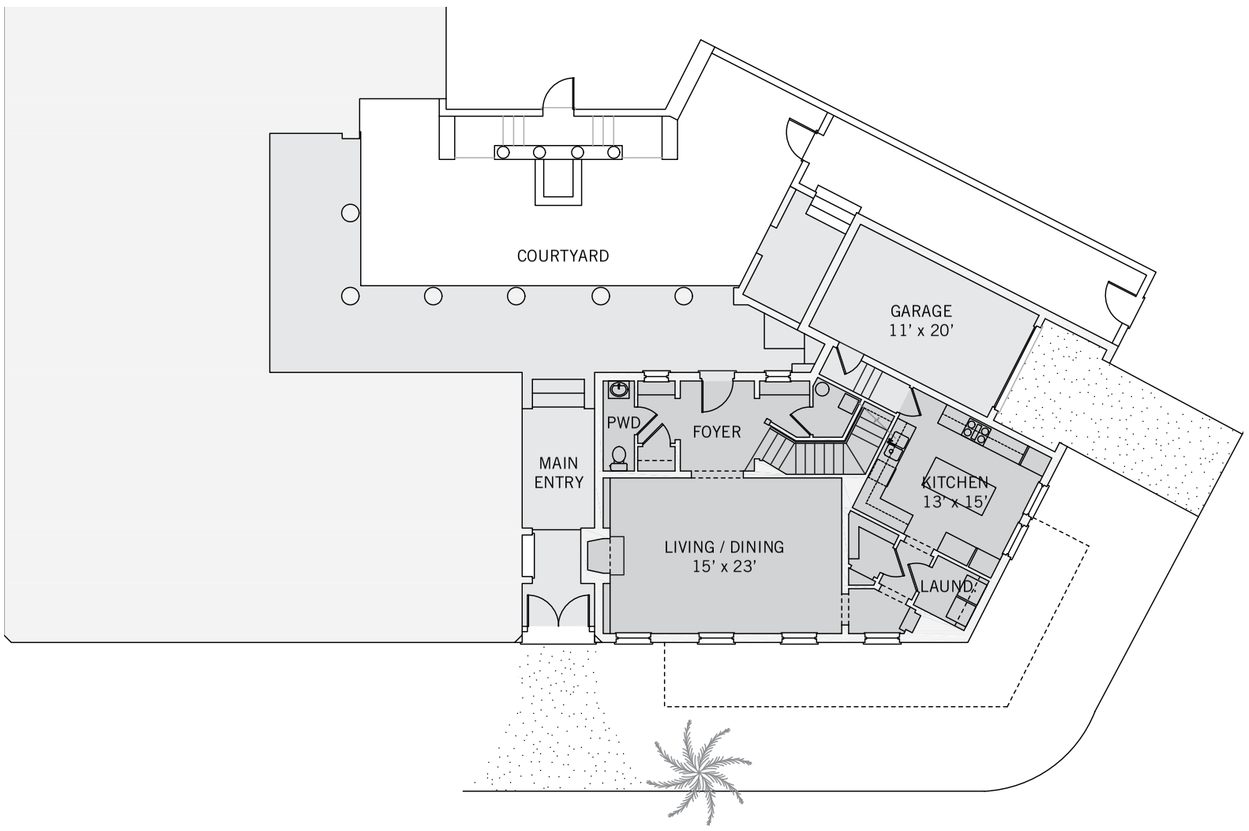






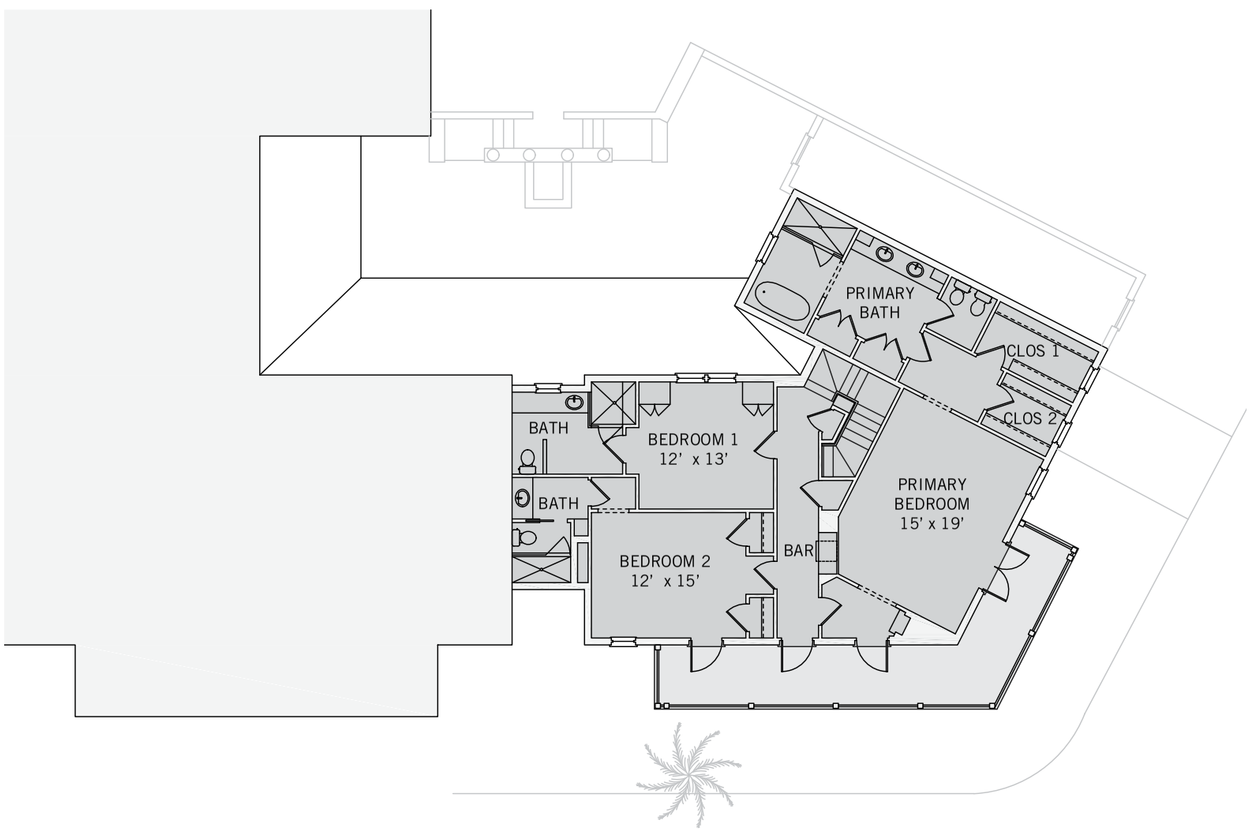


GROUND FLOOR



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.

SECOND FLOOR



EQUAL HOUSING OPPORTUNITY

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LIVING & ENTERTAINING

The ground floor of this apartment is centered on an open-plan living and dining room with views across the Croquet Greensward that draw the eye outward. High ceilings, expansive windows, custom built-ins and a wood-burning fireplace create a welcoming setting for everyday living and entertaining. The adjoining eat-in kitchen is equally inviting, with tall west-facing windows allowing for abundant afternoon sun. A shared landscaped courtyard with a fountain provides a tranquil outdoor counterpart to the home's interiors.



PRIVATE SUITES

All three bedrooms are arranged on the second floor. The generously proportioned primary suite incorporates a sitting area and opens through French doors to the wraparound balcony, creating an elevated vantage point over the Croquet Greensward and Polo Field. Its en-suite bathroom features a double vanity, separate shower and bathtub, while two large walk-in closets provide ample storage. Two additional bedrooms, each with an en-suite bathroom and one with direct balcony access, offer comfortable accommodations for family and guests. In the hallway, a custom built-in coffee bar with open shelving and a beverage refrigerator serves the upper level.















DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Central village location overlooking the Croquet Greensward and Polo Field
- Steps from the Tennis Centre
- Corner apartment with three bedrooms, three full bathrooms, one powder room and laundry room
- One-car garage with direct access to the apartment
- Offered furnished

OUTDOOR LIVING

- Shared landscaped garden courtyard with fountain
- Private wraparound second-floor balcony

INDOOR LIVING

- Ipe wood flooring throughout principal first-floor spaces
- Open-plan living and dining room with high ceilings, custom built-ins, wood-burning fireplace, and large windows with views across the Croquet Greensward and Polo Field
- Eat-in kitchen with solid wood cabinetry, Corian countertops, beadboard backsplash, Thermador cooktop and Sub-Zero refrigerator
- Large walk-in pantry
- Custom built-in second-floor coffee bar with open shelving and beverage refrigerator

PRIMARY SUITE

- Generously proportioned primary bedroom with sitting area, French doors opening to the wraparound balcony and views across the Croquet Greensward and Polo Field
- En-suite bathroom with painted wood double vanity and Corian top, separate shower and claw-foot tub, beadboard wainscoting, and white ceramic tile flooring with green accent inlay
- Two large walk-in closets with custom built-ins

GUEST SUITES

- Two guest suites on the second floor, each with an en-suite bathroom
- The first guest suite overlooks the garden courtyard and features a private bath with an open vanity, nickel-joint wall finishes and hexagonal marble floor tiles with green glass inlay
- The second guest suite offers direct access to the wraparound balcony with views toward the Polo Field and includes an en-suite bathroom featuring a tub/shower combination, nickel-joint wall finishes and hexagonal marble tile with green glass inlay

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. WINDSOR TUNNEL
10. PICKLEBALL / PADEL
11. CLUBHOUSE
12. THE GALLERY
13. FUTURE FITNESS & WELLNESS CENTRE



10680 BELVEDERE SQUARE VERO BEACH FLORIDA 32963

TEL 772 388 8400 WINDSORFLORIDA.COM