

WINDSOR



10150 ST. AUGUSTINE AVENUE





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With an expansive, beautifully landscaped central courtyard and garden, a pool terrace overlooking the fourth green fairway and lake, and a fruit-tree garden, this home offers the quintessential tropical lifestyle. Light-filled living and entertainment spaces with high ceilings and elegant millwork open to loggias and covered porches, making it easy to enjoy the marvelous climate. Virtually every room enjoys lovely views through French doors or tall windows.

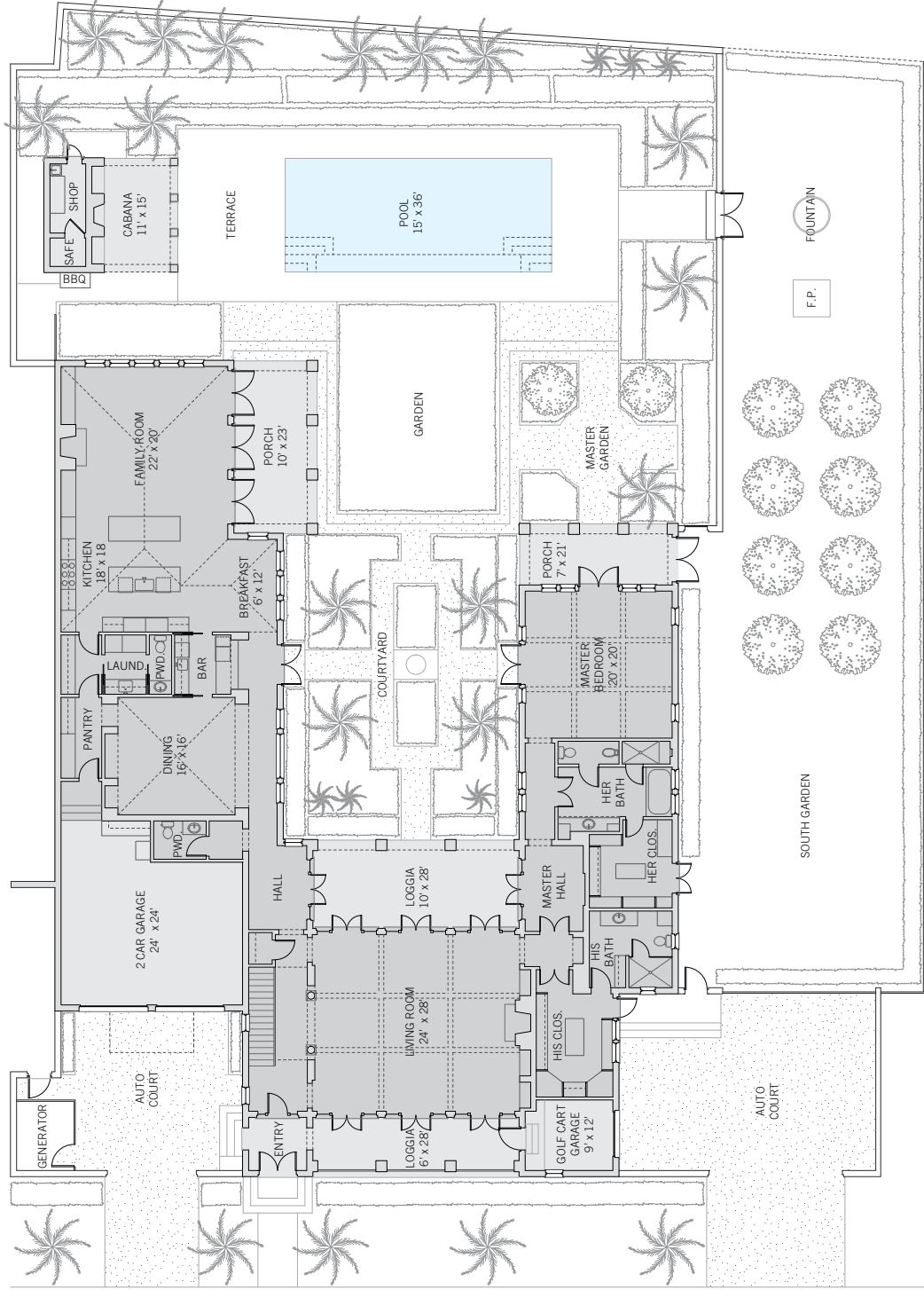
BEDROOMS	5
BATHROOMS	6 FULL, 2 HALF
A/C SPACE	7,164 SQ FT
NON-A/C SPACE	2,812 SQ FT
ADJUSTED SPACE*	8,570 SQ FT
LOT TYPE	SOUTH VILLAGE
LOT SIZE	17,550 SQ FT
LOCATION	BLOCK 52 / LOT 3
ARCHITECT	VIGNEAULT AND HOOS
BUILDER	THE HILL GROUP
YEAR BUILT	2004

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

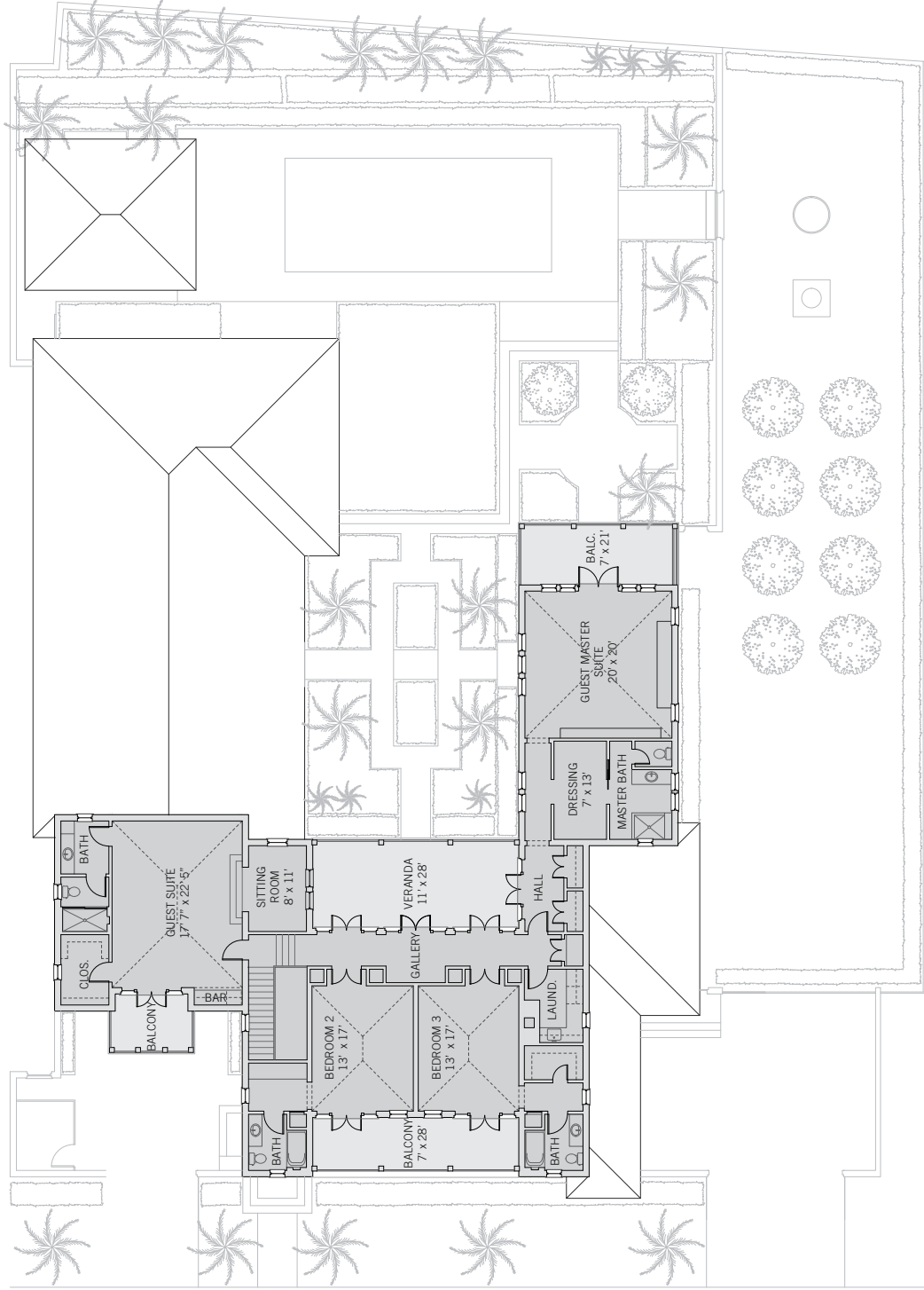
SOUTH VILLAGE

Windsor's South Village is a tranquil enclave of golf estates and custom residences overlooking lakes, fairways and lush oak hammocks. Homes are designed to take advantage of views while offering great privacy with tall garden walls and thoughtfully placed windows. Typical home sites feature gardens and courtyards, porches overlooking the golf course and separate carriage houses with guest suites above. In addition to the Windsor main entrance, the South Village is accessible directly from A1A.





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

Formal and informal spaces for dining and socializing are arranged around the central courtyard and garden, providing the perfect balance of sophistication and relaxed luxury. Just off the entry gallery, the living room is flanked by east and west loggias that are accessed through six sets of French doors, filling the room with light and creating the opportunity for soft cross-breezes. The dining room, with large windows overlooking the courtyard, is served by a butler's pantry and a wet bar. The kitchen, with two large islands and a breakfast nook, is open to the family room where French doors lead to a covered porch and the pool terrace.





PRIVATE SUITES

A full wing of the ground floor is dedicated to the master suite, which opens to the central courtyard, a master garden and the south garden. Each of the two master bathrooms are connected to a custom walk-in closet/dressing room. Four additional bedrooms located on the second floor include a guest master suite with a balcony overlooking the golf course; a guest suite with a sitting room, a wet bar and a balcony; and two bedroom suites with a shared west-facing balcony. A veranda on the second floor overlooking the courtyard gives access to all bedrooms.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- 117 feet of lake and golf course frontage
- Two auto courts, two-car garage and golf cart garage
- Generator

OUTDOOR LIVING

- Brick-paved central courtyard with fountain
- Garden with fruit trees, tropical plantings and water fountain
- 15' x 36' French gray pool
- Poolside cabana features a loggia with an outdoor fireplace and a barbecue grill
- Cabana also features a storage room, a vault, and is plumbed for a bath with a shower
- Cast-stone terraces
- Second-floor veranda overlooks the courtyard and golf course

INDOOR LIVING

- Living room with coffered wood ceilings and fireplace opens to east- and west-facing loggias
- Dining room with vaulted wood ceilings
- Kitchen features Wood-Mode cabinetry, two Sub-Zero refrigerators, two Miele dishwashers, and a Thermador gas range

INDOOR LIVING CONT.

- Kitchen with vaulted wood ceilings, two prep islands and breakfast nook is open to the family room
- Family room with fireplace opens through French doors to the central garden and pool terrace
- Ipe wood interior flooring throughout first floor
- Baldwin oil-rubbed bronze hardware throughout

MASTER WING

- Ground-floor master wing
- Bedroom opens to the central courtyard and to a private loggia and garden with lake views
- Two master bathrooms, each with walk-in closet/dressing room and both appointed with limestone countertops and Waterworks fixtures

GUEST SUITES

- Guest master suite with en-suite bathroom, dressing room and private balcony
- Guest suite with en-suite bathroom, walk-in closet, private balcony, sitting room and wet bar
- Two guest suites, open to a shared balcony
- Waterworks bath fixtures and limestone vanity tops

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 425 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 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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