

WINDSOR



10085 ST. AUGUSTINE AVENUE





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Panoramic golf course views, a lakefront pool terrace, and a spacious central courtyard with a reflecting pool set a tone of elegance and ease in this five or six-bedroom home in the heart of Windsor’s South Village. Extensive custom details elevate the aesthetics while enhancing comfort inside and out. Highlights include walnut flooring with inlaid honed travertine borders and handcrafted millwork with concealed storage. With expansive indoor and outdoor spaces for relaxing, dining and entertaining, this residence is an ideal retreat any time of year.

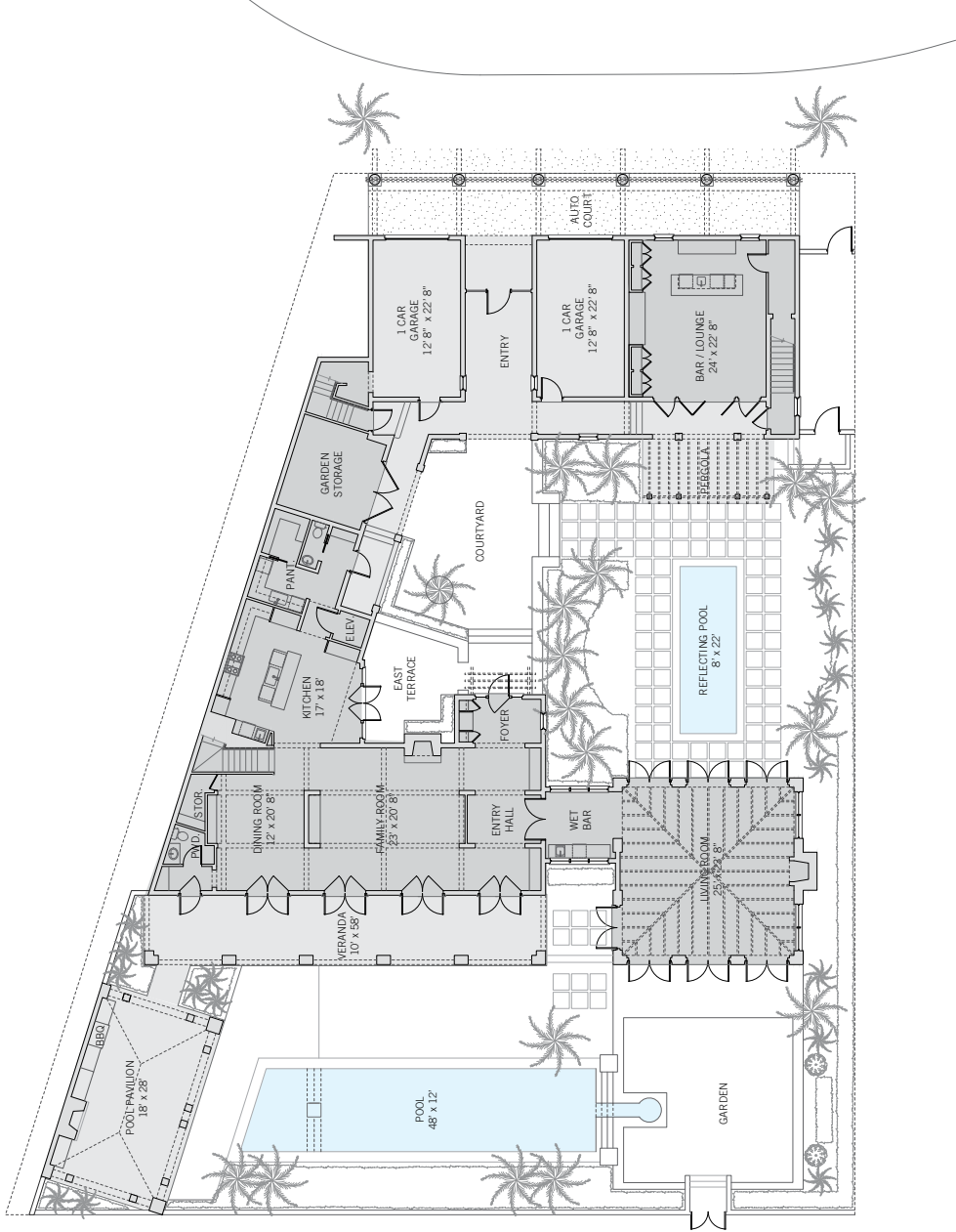
BEDROOMS	5
BATHROOMS	6 FULL, 2 HALF
A/C SPACE	7,438 SQ FT
NON-A/C SPACE	3,693 SQ FT
ADJUSTED SPACE*	9,285 SQ FT
LOT TYPE	SOUTH VILLAGE
LOT SIZE	14,846 SQ FT
LOCATION	BLOCK 59 / LOT 3
ARCHITECT	CLEMENS BRUNS SCHAUB
BUILDER	WISSEL COSNTRUCTION
YEAR BUILT	2006

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

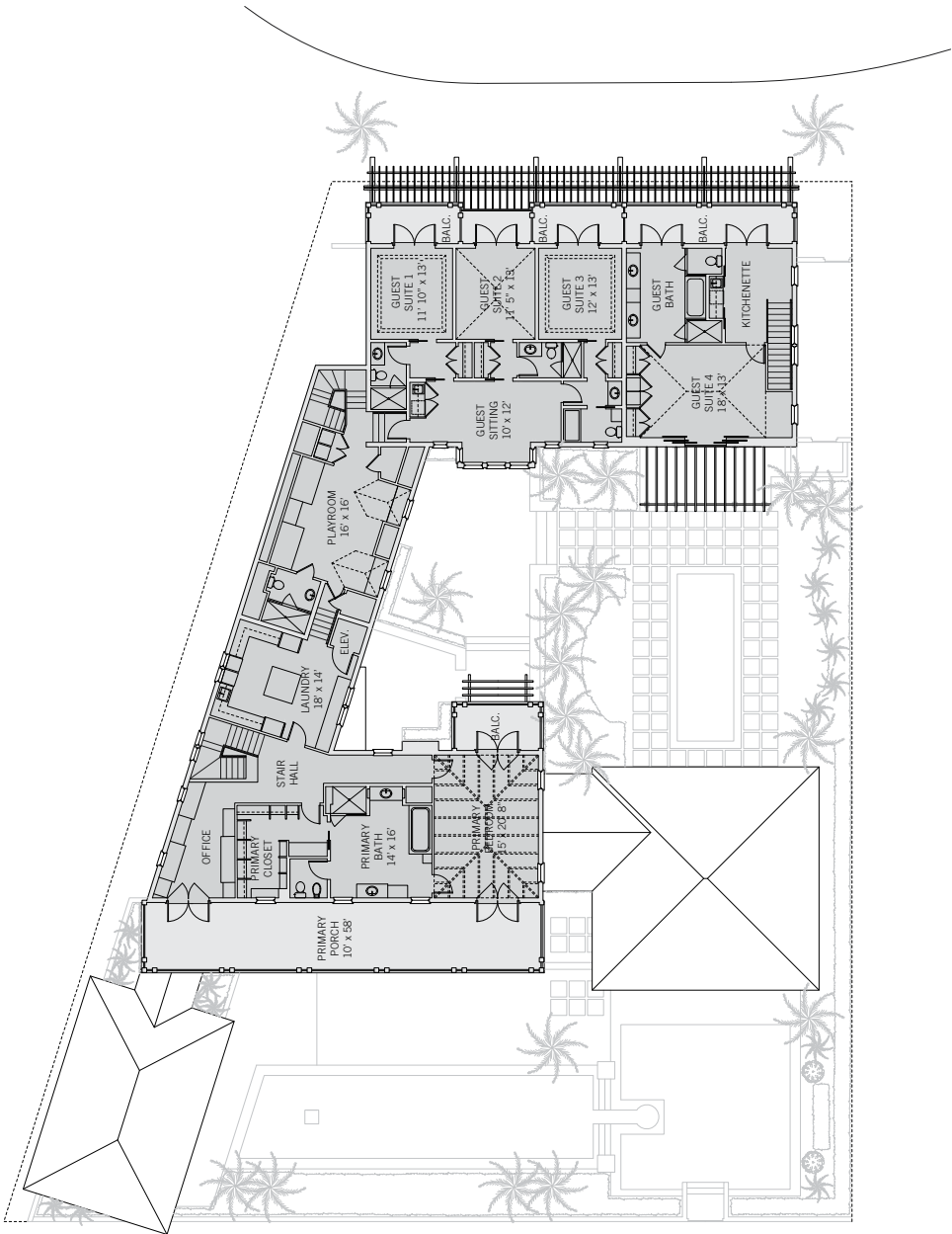
SOUTH VILLAGE

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

This home showcases sweeping southwest views and offers seamless indoor-outdoor living from virtually every room. Its pavilion-style living room, welcoming family room, and spacious casual dining room, all overlooking the lake and golf course, open through French doors to the lakefront pool terrace. A handsomely finished bar/lounge with 432-wine bottle storage capacity flows out to the reflecting pool garden through folding glass paneled doors. A living loggia adjacent to the terrace features an outdoor fireplace and a barbecue grill. The gourmet kitchen has a sitting nook and opens through French doors to a breakfast garden terrace in the central courtyard.





PRIVATE SUITES

The primary suite, which occupies its own wing overlooking the lake and golf course, features a bedroom with vaulted nickel-jointed ceilings, a study with custom built-in shelving and desk, and a full-width covered balcony. The primary bath is finished with travertine stone and white statuary marble. The guest wing offers three additional bedrooms, all with en-suite baths, a sitting room, and two shared balconies. A separate guest house offers a primary-scale bedroom and en-suite bath as well as a kitchenette that opens to a balcony overlooking the South Village lily pond.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Prime South Village location
- Five bedrooms, six full baths, two powder rooms
- Two garages finished with beadboard wainscoting and brick flooring
- Gardening garage with beadboard siding and brick floors
- 950-pound-capacity elevator

OUTDOOR LIVING

- Custom mahogany door with louvered side transoms frames courtyard views
- Courtyard with reflecting pool and tumbled travertine pavers
- Lap pool with waterfall and Tabby Stone surround
- Loggia with wood-burning fireplace and built-in grill
- Outdoor shower

INDOOR LIVING

- Floor-to-ceiling wainscoting with concealed storage in the entry foyer
- Walnut flooring with travertine borders in most living areas
- French limestone fireplaces in living and family rooms
- Living room with vaulted ceilings and four exposures
- Family Room with box-beamed ceilings opens to the pool terrace
- Dining room features millwork with concealed storage closets

INDOOR LIVING (CONTINUED)

- Bar lounge entertaining
- Playroom with skylights, built-in beds, and a full bath
- Laundry/craft room

KITCHEN

- Eat-in kitchen overlooking courtyard features painted maple cabinets with glass fronts
- Sitting area with built-in desk, prep kitchen, and walk-in pantry
- French doors open to a breakfast garden

PRIMARY SUITE

- Private balcony with southwest lake and golf course views
- Vaulted nickel-jointed ceiling
- Bathroom features statuary white marble tub surround and vanity tops, travertine floors, frameless glass shower and a separate WC with bidet
- Windowed closet/dressing room with extensive cabinetry
- Open office with built-in desk and cabinetry

GUEST SUITE

- Three-bedroom guest wing of main home with private entrance, a shared sitting room, a kitchenette, and two balconies
- Separate guest house with private entry and private 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



10680 BELVEDERE SQUARE VERO BEACH FLORIDA 32963
TEL 772 388 8400 WINDSORFLORIDA.COM