

# WINDSOR



10165 ST AUGUSTINE AVENUE









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This American Institute of Architects-award-winning home features lake and golf course views and pairs sustainable design with relaxed elegance to create a distinctive tropical ambience. Outdoor living is celebrated at every turn, beginning with the open-air entry atrium and loggia overlooking the pool, continuing in a spacious garden pavilion overlooking the fairways, and culminating along covered porches that wrap the second floor.

BEDROOMS	5
BATHROOMS	5 FULL, 1 HALF
A/C SPACE	3,824 SQ FT
NON-A/C SPACE	5,237 SQ FT
ADJUSTED SPACE*	6,442 SQ FT
LOT TYPE	SOUTH VILLAGE
LOT SIZE	11,700 SQ FT
LOCATION	BLOCK 60 / LOT 5
ARCHITECT	CLEMENS BRUNS SCHAUB
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2008

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



## SOUTH VILLAGE

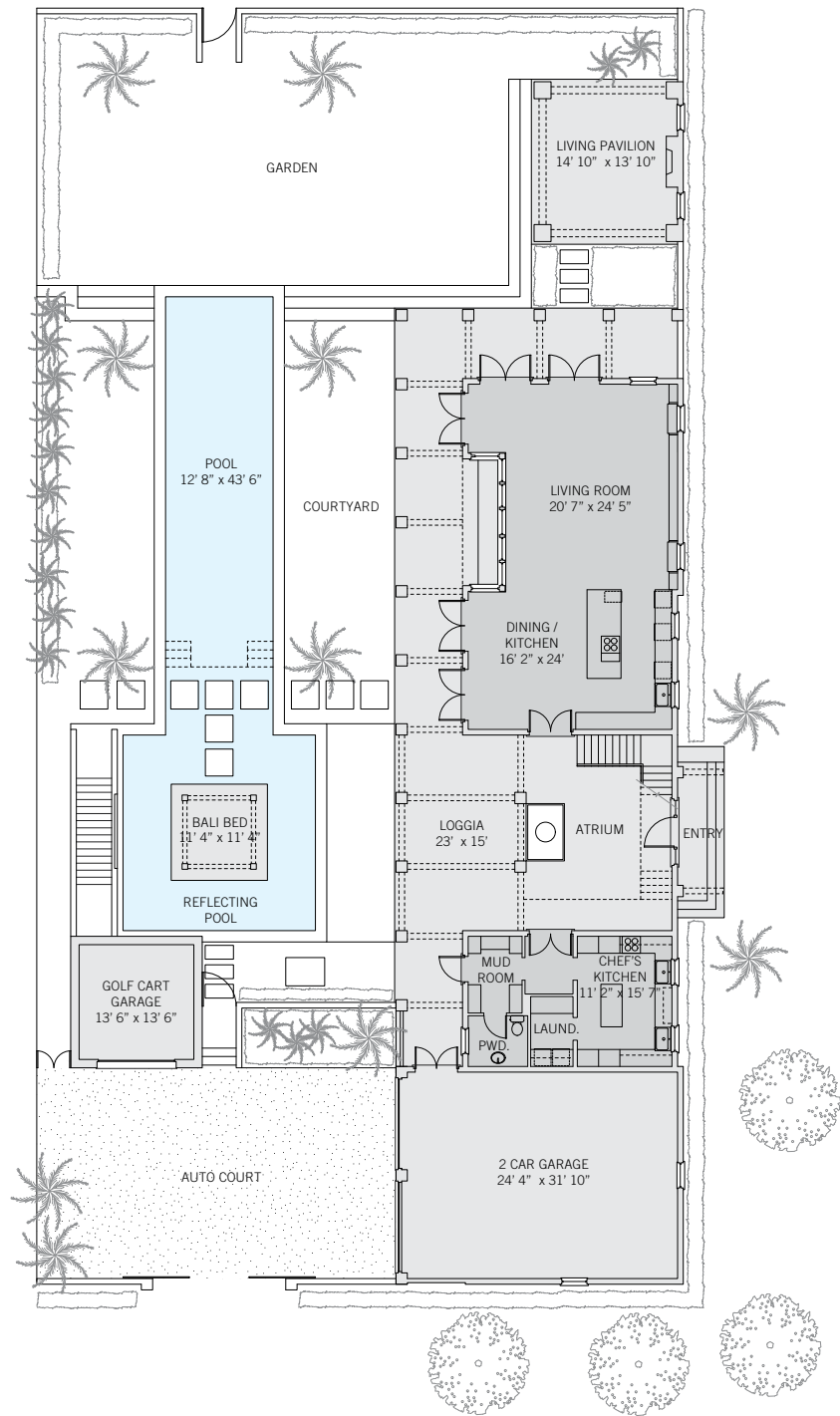
Windsor's South Village is a tranquil enclave of golf estates and custom residences overlooking lakes, fairways and lush oak hammocks. This home's eco-conscious floor plan connects with the light, air, sounds, scents and scenery of coastal Florida by placing corridors, transitional areas and most social rooms outside. Anglo-Caribbean-style roofs with deep eaves and wooden shutters enable these spaces to offer perfect comfort while minimizing energy usage.





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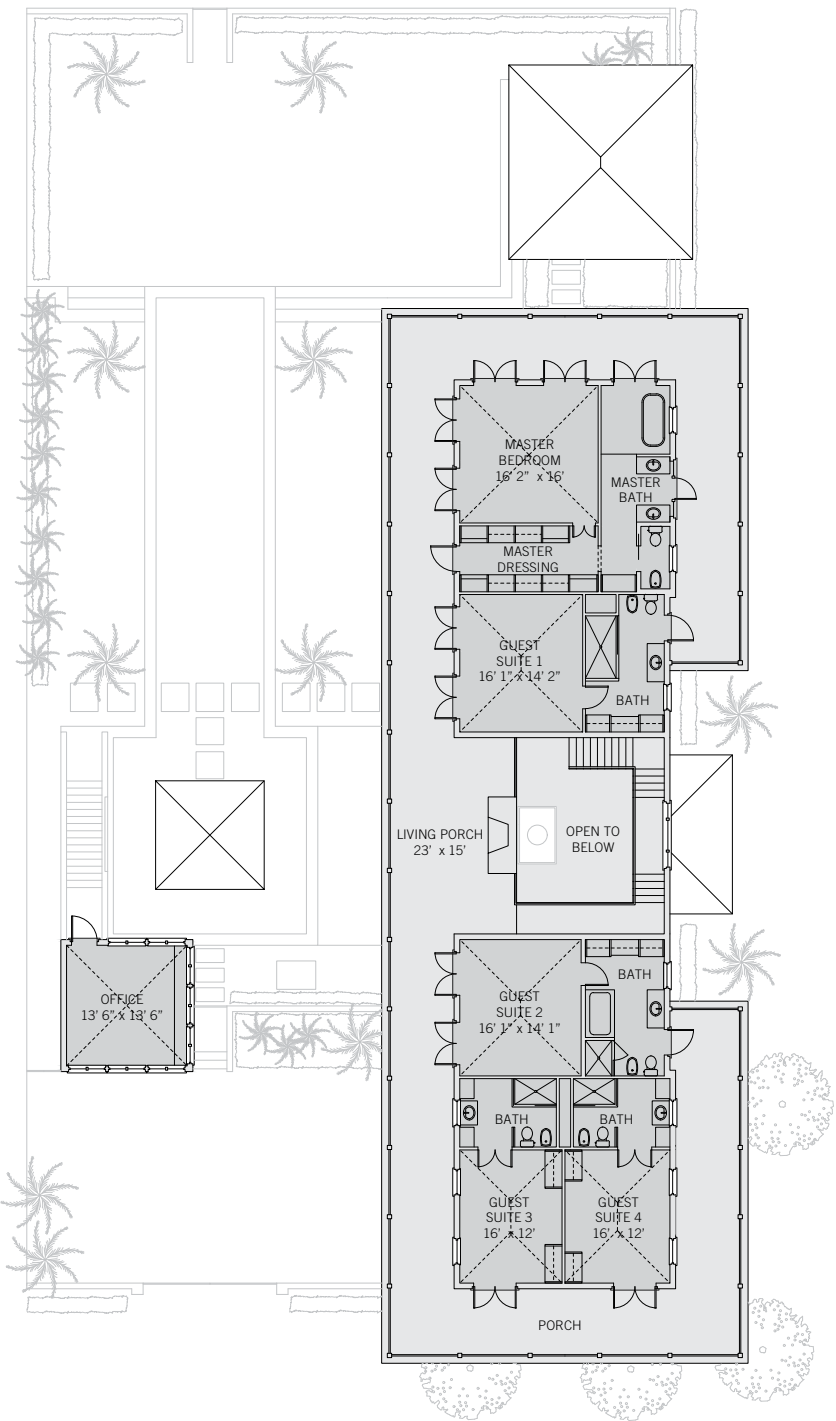
GROUND FLOOR



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.

BLOCK 60 LOT 5

SECOND FLOOR







## LIVING & ENTERTAINING

At the home's true center, the entry atrium and loggia lead to a series of outdoor living and dining spaces along the south-facing courtyard gallery. A salt water pool running parallel to the gallery integrates lap-swimming and wading areas and features a Bali-bed hovering just above the surface of the water. Inside, an open-plan family room has been designed with an entertaining kitchen and dining area. A second "chef's" kitchen is equipped with stainless steel cabinets and premium appliances.









## PRIVATE SUITES

A contemporary oak and stainless steel staircase framing the entry atrium leads to the second floor, where an outdoor living porch with a fireplace located between the two bedroom wings overlooks the pool and courtyard. A deep covered porch wraps the home, giving access to all five en-suite bedrooms, each of which features vaulted or coffered ceilings. At the western end of the home, the master bedroom suite enjoys panoramic lake and golf course views.







## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- American Institute of Architecture award winner
- South Village location with direct access to AIA
- Southwest exposure
- Modernist Anglo Caribbean design
- Large cantilevered porches, overhangs and wrap around balconies with impluvium design

### OUTDOOR LIVING

- Double-height entry atrium
- Open-air hallways and stairwell
- Covered dining and living pavilion
- Two wood-burning fireplaces
- Heated salt-water pool

### LIVING/DINING ROOM & ENTERTAINING KITCHEN

- 11' ceiling and 10' custom aluminum-clad doors
- Cast shellstone floors
- Stainless steel hardware
- White oak custom cabinetry
- Travertine/Limestone countertops
- Waterfall edge countertop center island
- Undercounter appliances
- Built-in book and entertainment center with sliding doors to conceal wall-mounted T.V.

### CHEF'S KITCHEN

- Custom stainless steel cabinetry
- Dual sinks, Viking dual oven, range, and warming drawer
- Sub-Zero refrigerator and wine tower

### MASTER SUITE

- Vaulted ceilings and plane saw wood floors
- Custom walk-in closet / dressing room
- Custom vanities, deep-soaking bathtub, separate shower and water closet

### HOME OFFICE

- Separate two-story structure with golf cart parking below and home office above featuring vaulted ceilings and three walls of windows

### CONSTRUCTION & TECHNOLOGY

- CMU poured concrete construction
- Reinforced solid pour concrete with integrated beams are foundation of second story
- Western red cedar roof shingles
- Linear diffusers and energy efficient automations systems
- Bose sound system, Lutron lighting and Aqualink automated pool system



## 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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