WINDSOR

10590 ETON WAY

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This magnificent seven-bedroom oceanfront home with 130 feet of beach frontage offers three levels of living space and sweeping southeastern sea views from almost all main-floor rooms. Elegant indoor and outdoor entertainment spaces, relaxed informal rooms and an expansive pool terrace with an ocean-facing infinity pool provide inspiring settings for every occasion. This home enjoys exceptional natural light and features extensive, beautifully crafted architectural millwork.

BEDROOMS	7
BATHROOMS	8 FULL, 4 HALF
A/C SPACE	12,991 SQ FT
NON-A/C SPACE	2,968 SQ FT
ADJUSTED SPACE*	14,475 SQ FT
LOT TYPE	OCEANFRONT ESTATE
LOT SIZE	59,055 SQ FT
LOCATION	BLOCK 47 / LOT 1
ARCHITECT	CLEMENS BRUNS SCHAUB
BUILDER	HURYN CONSTRUCTION
YEAR BUILT	2002

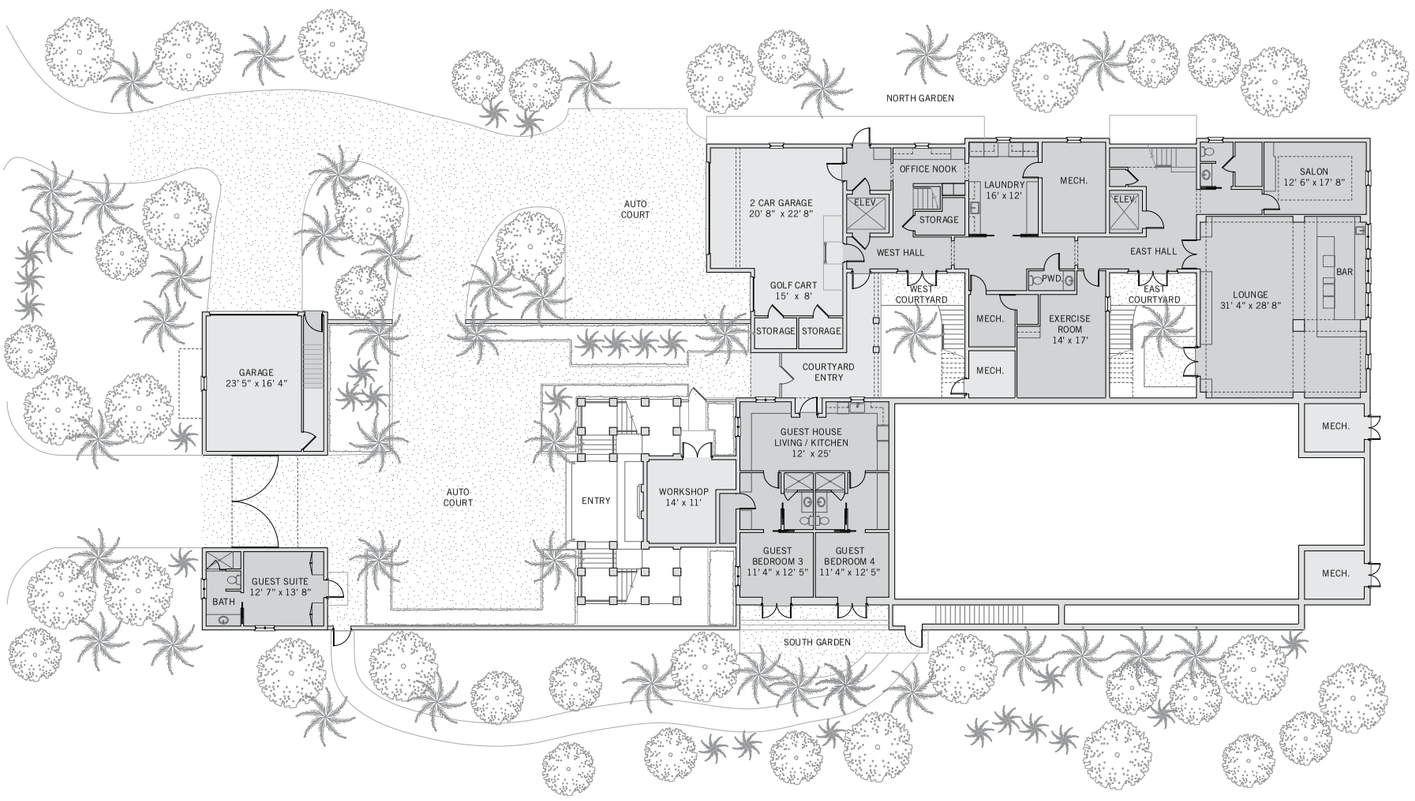
**Adjusted Space equals A/C space plus 50% of non-A/C space*

OCEANFRONT ESTATE

Windsor's limited number of Ocean Estates are situated along Eton Way, just steps from the Beach Club. The depth and generous beach frontages of these homesites allow for estate-sized residences with breathtaking unobstructed Atlantic Ocean views. The substantial size of these properties also allows for guest cottages behind the main home. Indigenous vegetation preserved around property perimeters contributes to the relaxed atmosphere that characterizes this part of the Windsor community.

10590 ETON WAY

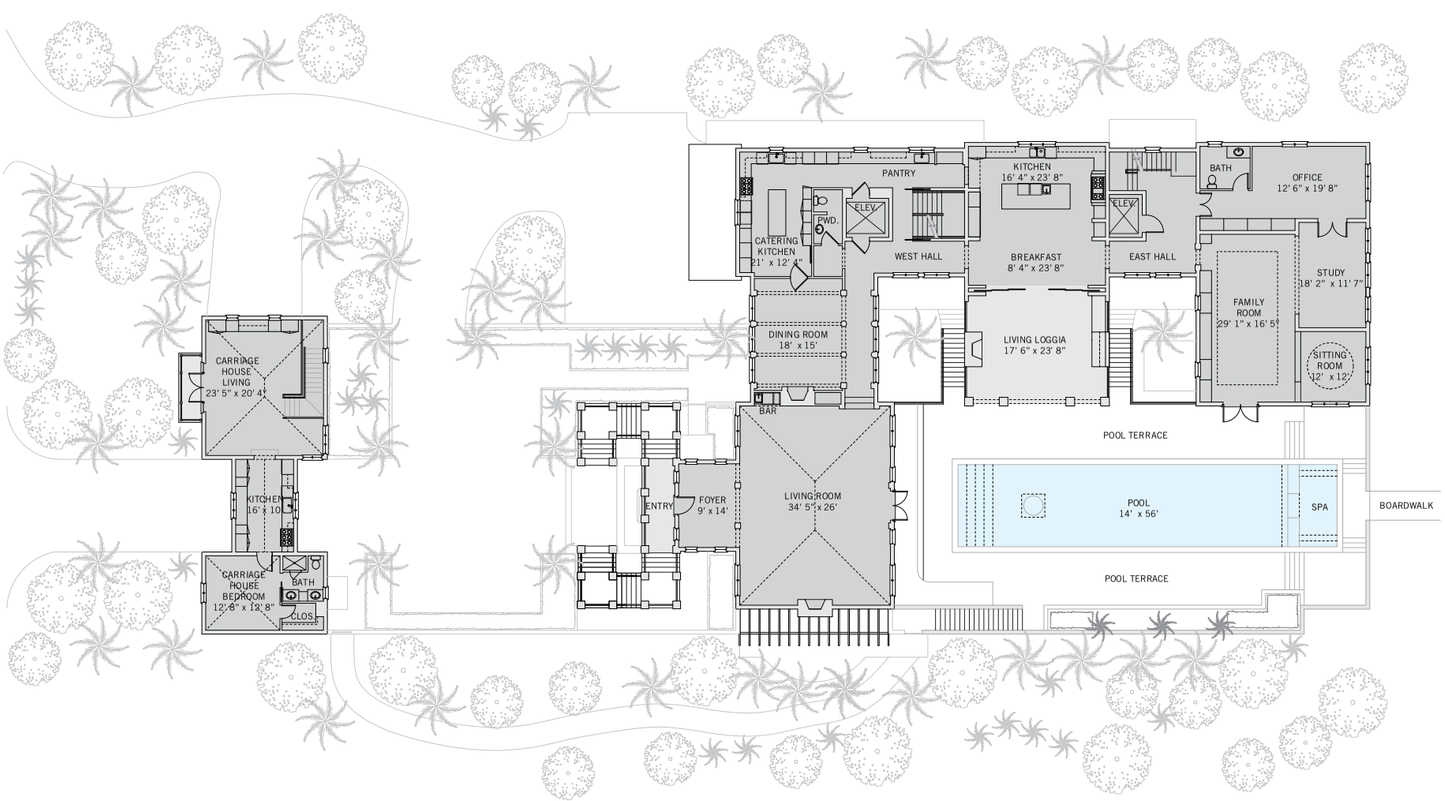
GROUND FLOOR



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 47 LOT 1

SECOND FLOOR



EQUAL HOUSING OPPORTUNITY

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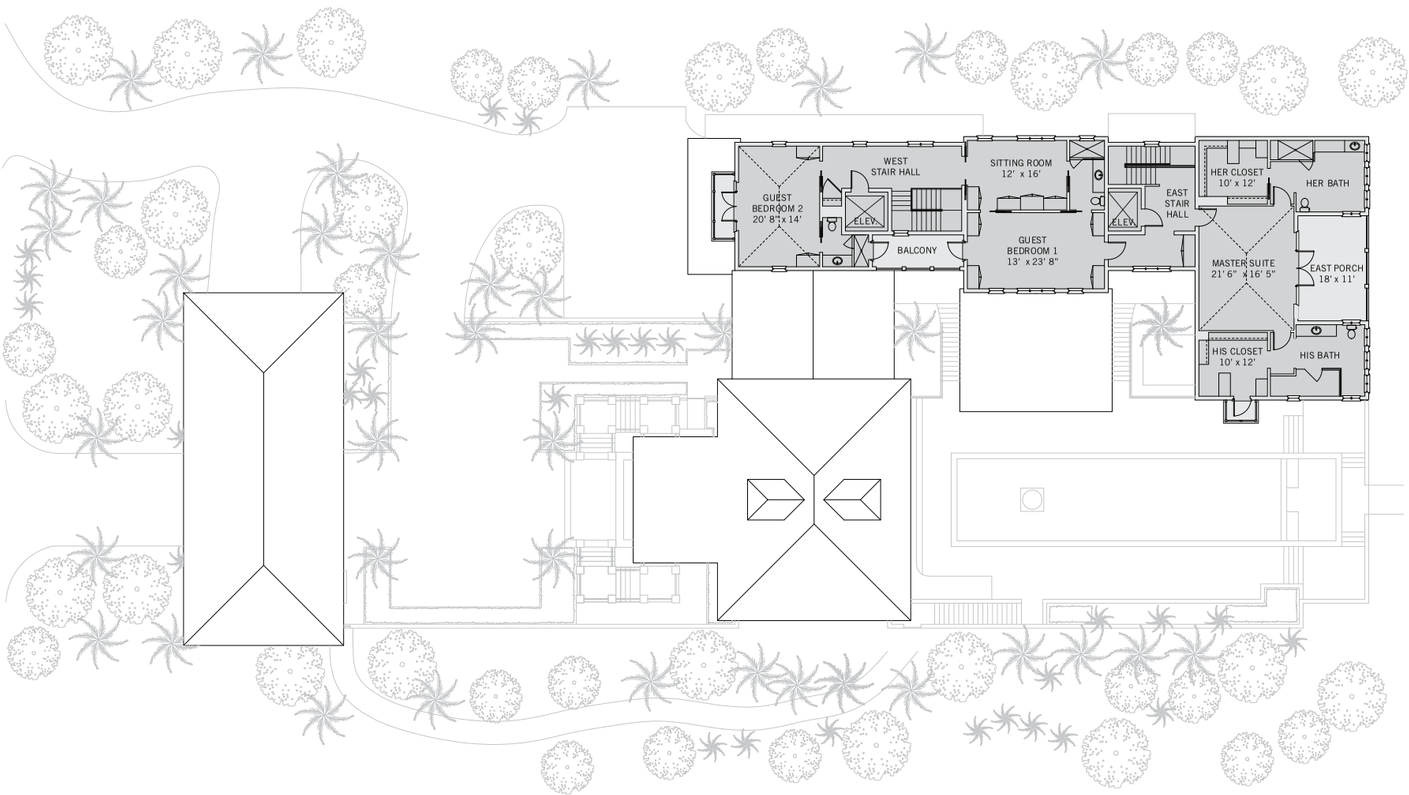
GUEST BEDROOM 2 20' 8" x 14'
WEST STAIR HALL
ELEV.
BALCONY
SITTING ROOM 12' x 16'
GUEST BEDROOM 1 13' x 23' 8"
ELEV.
EAST STAIR HALL
HER CLOSET 10' x 12'
HER BATH
MASTER SUITE 21' 6" x 16' 5"
EAST PORCH 18' x 11'
HIS CLOSET 10' x 12'
HIS BATH

LIVING & ENTERTAINING

The main level of this home, which wraps the western and northern sides of the terrace, has been designed to capture the unique elegance of seaside living. Living and family rooms open directly to the pool terrace through French doors. A large loggia with an outdoor kitchen, fireplace and television is ideal for casual poolside entertaining. A home office, study and sitting room all enjoy direct ocean views through floor-to-ceiling windows.

PRIVATE SUITES

Three of this home's seven bedrooms are on the third floor, where views over the gardens, beach and ocean are at their most spectacular. The master suite, occupying the entire eastern end of this level, has vaulted batten board finished ceilings, an ocean-facing covered porch, a balcony overlooking the pool, and two bathrooms, each with an adjacent walk-in closet. The carriage house and guest house each offer two en-suite bedrooms, a living room and a kitchen.

DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Oceanfront property with 130 feet of beach frontage
- Private boardwalk provides direct beach access over the dunes
- East-side and west-side entrances, each with stairs and an elevator

OUTDOOR LIVING

- Coral-paved terrace with an infinity pool featuring an integrated fountain and spa
- Loggia with a fireplace, outdoor kitchen, grill, retractable screens and shutters
- Richly landscaped gardens with Herpel and shellstone walkways connecting carriage house and guest house to the main home
- Tabby seashell concrete drive
- Epoxy coatings in garages

INDOOR LIVING

- Extensive architectural millwork, including coffered and batten board finished ceilings
- Entry foyer opens to living room with ocean views, a vaulted ceiling, wet bar, fireplace and access to pool terrace through French doors
- Dining room with barrel vaulted coffered ceiling overlooking front garden

INDOOR LIVING CONT.

- Family room, home office, study and sitting room all enjoy 180° ocean views
- Kitchen with adjacent butler's pantry and large catering kitchen
- Exercise room, beauty salon and lounge with a mahogany bar on lower level

BEDROOM SUITES

- Third-floor master suite in the main home with 180° ocean views
- Two guest suites plus additional sitting room / bedroom option
- Two-bedroom carriage house
- Two-bedroom guest house

TECHNOLOGY & CONSTRUCTION

- Whole-house generator
- Water purification system
- FloLogic water shutoff system
- Crestron home integration with iPad controls
- Cisco networking equipment
- Cell phone repeater system
- Security cameras
- LED lighting throughout indoors and exterior
- Motorized shades in Family room wing

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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