

WINDSOR



10710 STACUMNY DRIVE



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This three-bedroom (optional four-bedroom), four and-a-half bathroom home is beautifully situated in Windsor's central village overlooking the Village Green and just steps from the Village Store, Fitness Centre and Equestrian Centre. Throughout the ground floor, tall French doors, floor-to-ceiling windows and exquisitely crafted bright white millwork contrast with dark stained floors, creating a cheerfully tailored appearance. A deep loggia surrounds the expansive central courtyard and pool terrace, offering seamless indoor-outdoor living and entertaining.

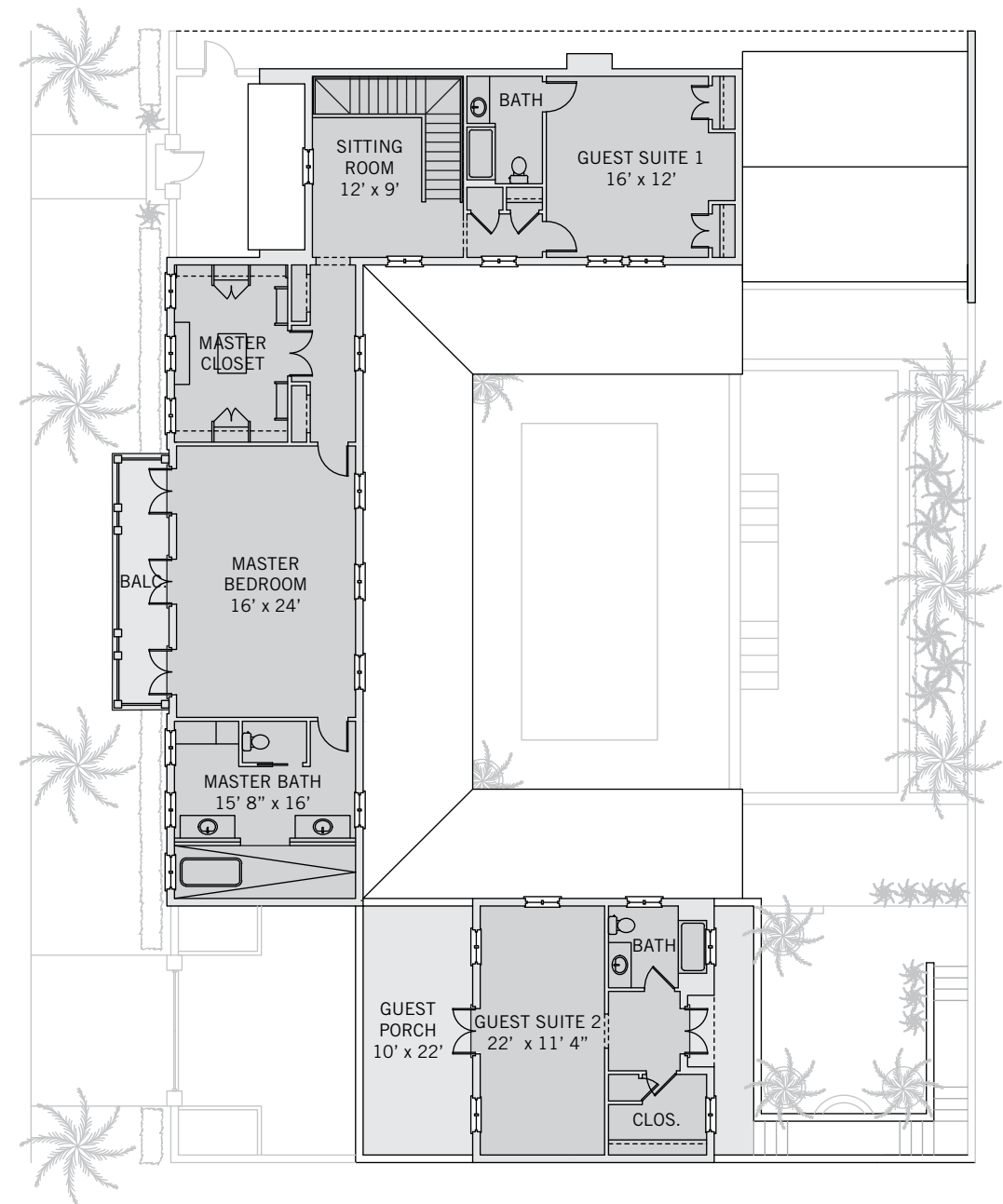
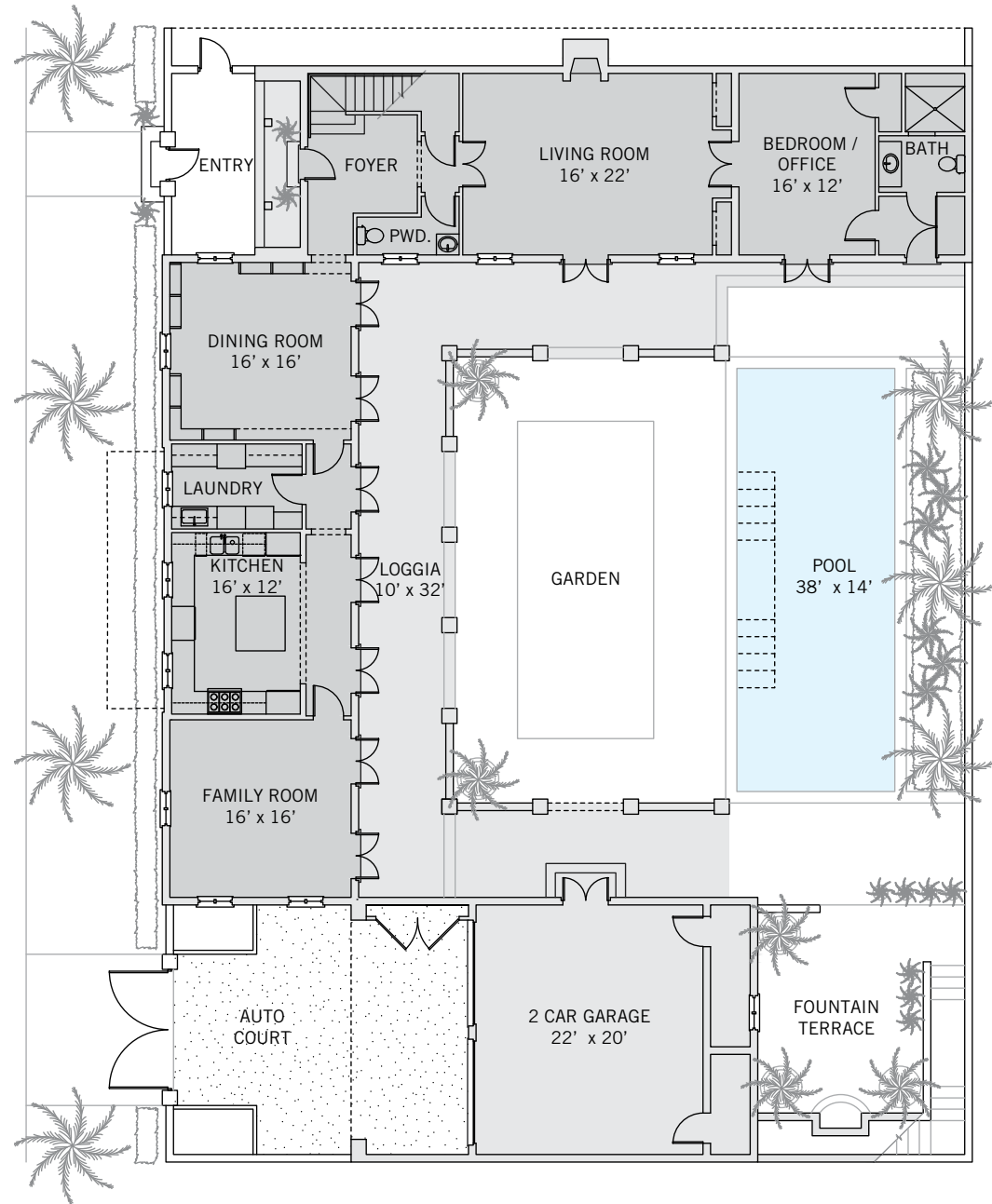
BEDROOMS	3-4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	4,126 SQ FT
NON-A/C SPACE	1,853 SQ FT
ADJUSTED SPACE*	5,053 SQ FT
LOT TYPE	WINDSOR
LOT SIZE	7,140 SQ FT
LOCATION	BLOCK 2 / LOT 4
ARCHITECT	FELIX PEREIRA & DONAYDA ALONSO
BUILDER	WINDSOR
YEAR BUILT	1996

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

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As a Windsor House, this residence is built to the edges of its property lines and has cantilevered balconies overlooking the streetscape that capture the essence of Windsor's distinctive Anglo-Caribbean architectural style. Typically, these homes feature narrow yet spacious buildings that wrap the perimeter of the homesite, open to generously sized garden courtyards with swimming pools, and sometimes also open to the street. High garden walls preserve privacy and carriage houses provide ample space for guests.





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

With living, dining and entertainment rooms arranged around and opening to a deep loggia and the central courtyard through French doors, this home is exceptionally spacious yet genuinely cozy. Extra high ceilings, transoms above the French doors and street-side windows overlooking the Village Green in the family room, kitchen and dining room ensure abundant natural light. A terrace with a water fountain by the pool is perfect for reading or quiet conversation.



PRIVATE SUITES

A private balcony off of the second-floor master suite overlooks the Village Green and large windows on the opposite wall overlook the courtyard. The spa-inspired master bathroom is clad entirely in Carrera marble and the master closet/dressing room features extensive custom cabinetry. One guest suite is also located on the second floor of the main home and another, offering a private balcony with Village Green views, is in the carriage house. The poolside home office with en-suite full bathroom easily serves as a fourth bedroom.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Central village location near amenities
- Auto court and climate-controlled two-car garage
- New cedar shingle roof in 2017

OUTDOOR LIVING

- Loggia surrounds three sides of the central courtyard garden
- Courtyard is designed with Chicago brick in a herringbone pattern and shell stone accents
- 38' x 14' pool is bordered by a tall privacy wall
- Fountain terrace
- Landscaping highlights include mature traveler palms and coconut palms

INDOOR LIVING

- Dark-stained wood floors throughout the ground floor
- Double-height entry foyer
- Family room with east, west, and south exposures
- Kitchen with glass-front wood cabinets, a central prep-island, Calacatta gold marble countertops, full-height Calacatta gold mosaic tile backsplashes and Waterworks fixtures
- Dining room with floor-to-ceiling windows and built-in bookcases

INDOOR LIVING CONTINUED

- Living room with gas fireplace featuring a mother-of-pearl mosaic tile surround
- Home office (flexible fourth bedroom) with en-suite full bathroom opens directly to the living room and the pool terrace
- Loft-like second-floor sitting room

MASTER SUITE

- Master bedroom with east and west exposures opens through three sets of French doors to a private balcony
- En-suite master bathroom with Carrera marble vanity tops, floors, and walls features two vanities with custom brass details and Waterworks fixtures
- Windowed walk-in closet with extensive custom millwork

GUEST SUITE

- Second-floor guest bedroom with en-suite bathroom

CARRIAGE HOUSE

- Second-floor guest bedroom with en-suite bathroom
- Large west-facing balcony with shell stone pavers
- Walk-in closet

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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