

# WINDSOR



3465 NORTH SAVANNAH PLACE



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Gracious, classical, and filled with light, this home offers the quintessential setting for relaxing days of leisure and elegant entertaining. Long southern views across the fairways and lakes of Windsor are best enjoyed from the deep-set covered veranda and second-story covered loggia. Interiors are distinguished by exceptionally high ceilings and extensive, finely detailed architectural millwork. Living and dining rooms, as well as the master suite, are set on the second floor to capture the finest views and soft tropical breezes.

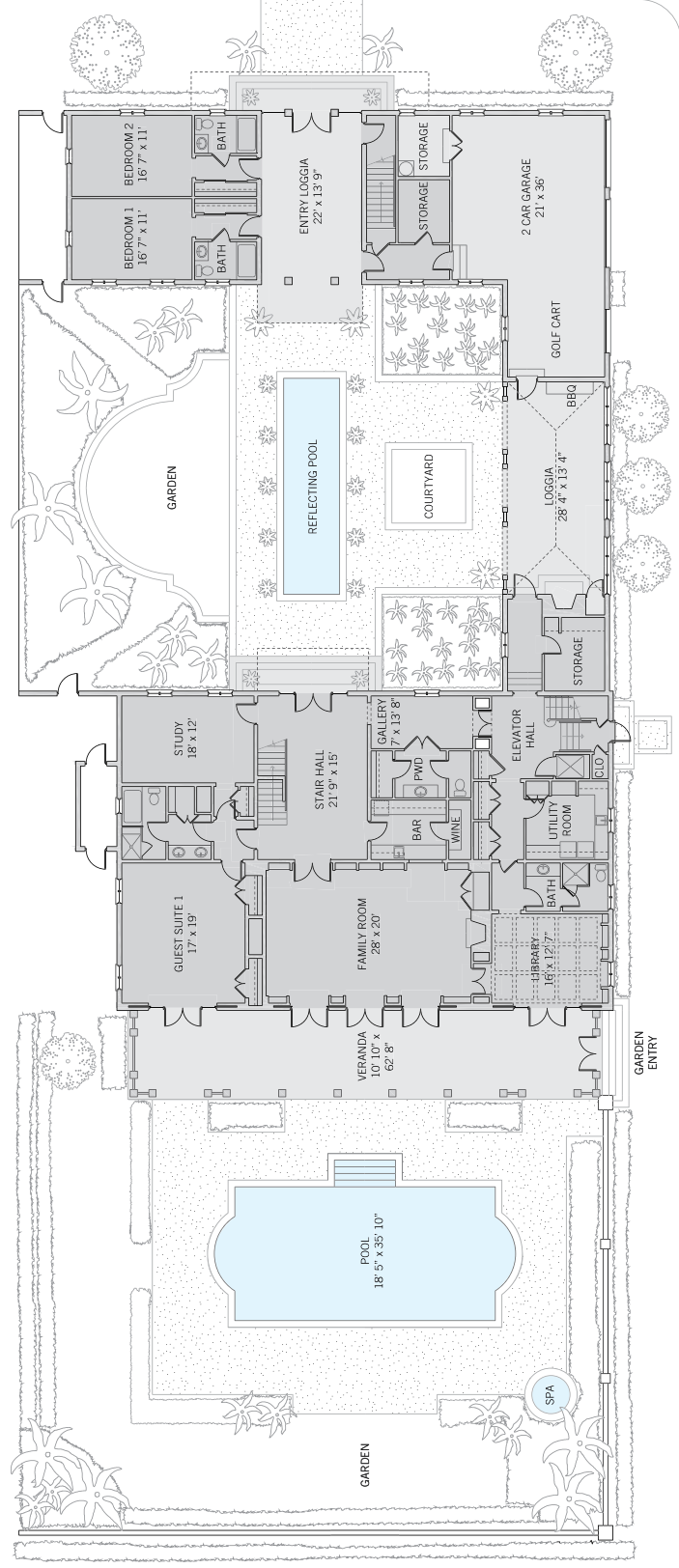
BEDROOMS	6
BATHROOMS	8 FULL, 2 HALF
A/C SPACE	8,893 SQ FT
NON-A/C SPACE	3,401 SQ FT
ADJUSTED SPACE*	10,593 SQ FT
LOT TYPE	FAIRWAY GARDEN
LOT SIZE	15,717 SQ FT
LOCATION	BLOCK 34 / LOT 3
ARCHITECT	GIBSON AND ASSOCIATES
BUILDER	HALE CONSTRUCTION, INC.
YEAR BUILT	2003

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

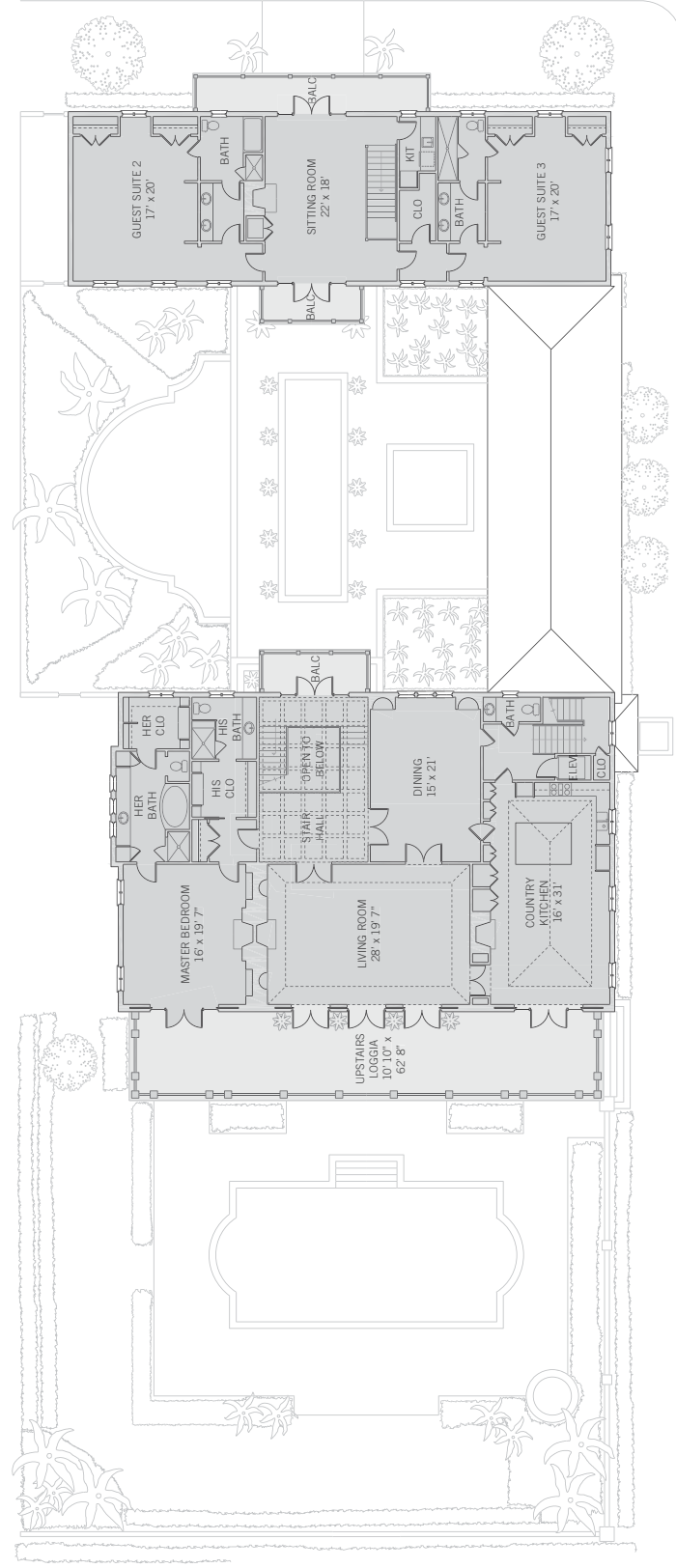
## FAIRWAY GARDEN

East of the Indian River and bordering the iconic undulating fairways of Windsor's links-style golf course, Fairway Garden House Sites feature scenic views of the central village. Expansive south-facing walled gardens offer great privacy and are sheltered from seasonal northeastern winds by L-shaped homes. Loggias and porches have views over the fairways. Low masonry walls at the property perimeter create visual harmony.





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.





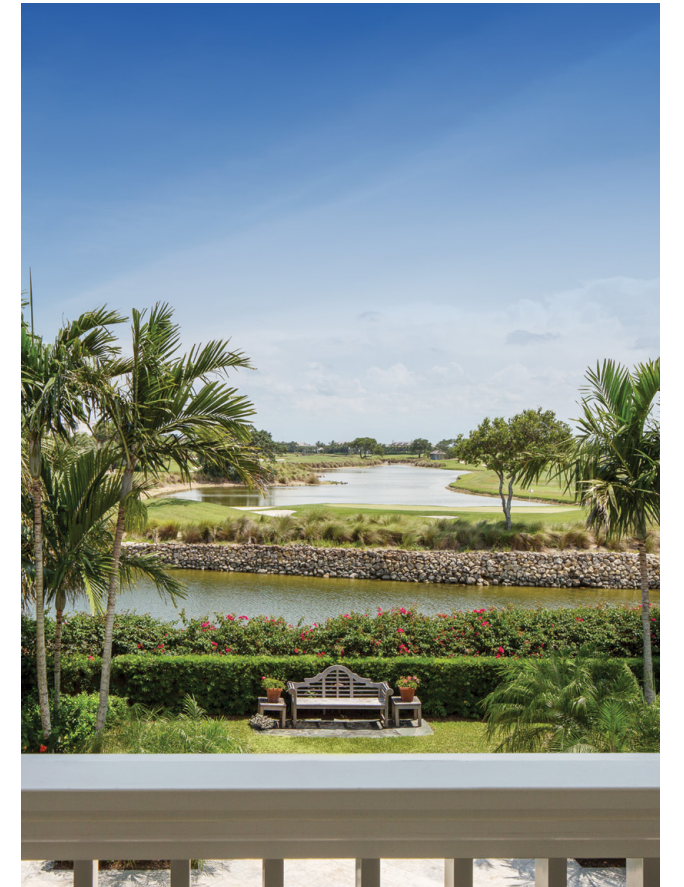
## LIVING & ENTERTAINING

This home's entry loggia leads to an elegantly landscaped central courtyard with a reflecting pool. The ground floor of the main home offers an expansive family room that opens through three sets of French doors to a second courtyard with a pool and spa. This level also has a wine room, wet bar, library and study. On the second floor, where views are truly delightful, the country kitchen and living room, both with fireplaces, open to a loggia overlooking the swimming pool. The grandly proportioned dining room enjoys views over the reflecting pool.



## PRIVATE SUITES

The second-floor master suite opens to a south-facing covered loggia overlooking the pool courtyard, golf course fairways and lakes. Each of the two en-suite master bathrooms has a walk-in closet. The main home also has a ground floor bedroom and adjacent bathroom. The carriage house offers two guest suites on the first floor and two additional guest suites as well as an expansive central sitting room with north- and south-facing balconies and a kitchenette. All carriage house guest suites have en-suite bathrooms.





## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Two courtyard gardens
- Deep, covered loggias with long southern views
- Jatoba wood flooring throughout, with the exceptions of the ground floor stair hall (limestone) and the kitchen (reclaimed heart pine)

### OUTDOOR LIVING

- Entry loggia opens to a courtyard with a reflecting pool
- A spacious loggia overlooking the reflecting pool features a seating area with a fireplace and a barbecue grill
- The pool courtyard overlooks the golf course and is accessed via French doors from the family room, library and one guest suite

### GROUND FLOOR

- Family room with full-height wall paneling, built-in cabinetry, and a fireplace opens to the south-facing poolside veranda
- Wet bar with walk-in climate-controlled wine room opens to the family room
- Library with extensive built-in cabinetry and coffered ceilings has an adjacent full bathroom
- Gracious double-height stair hall with Chippendale-style stair rails

### SECOND FLOOR

- Country kitchen with vaulted ceilings, a fireplace, prep island and breakfast area
- Living room with cove ceilings and fireplace
- Dining room with wainscoting overlooks the entry courtyard through large windows

### MASTER SUITE

- Master bedroom with fireplace opens through French doors to loggia with long southern views over the lake and fairways
- Two en-suite master bathrooms with walk-in closets, one with a jetted bathtub

### CARRIAGE HOUSE

- Four bedrooms with en-suite bathrooms
- Second-floor central living room with fireplace, adjacent kitchenette and north- and south-facing balconies

### CONSTRUCTION & TECHNOLOGY

- Elevator
- Linear diffusers disguised within ceiling woodwork in the living room and master bedroom
- Lighting system with master on/off switches

## 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





10680 BELVEDERE SQUARE VERO BEACH FLORIDA 32963

TEL 772 388 8400 OR 800 233 7656

[WINDSORFLORIDA.COM](http://WINDSORFLORIDA.COM)