

WINDSOR



3305 WINDSOR BOULEVARD





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Located in the heart of Windsor, steps from the Village Centre, Clubhouse and golf course, this compound-style property with two-residences designed by internationally renowned architect Clemens Bruns Schaub offers the ideal setting for extended families to enjoy memorable holidays and relaxing vacations together. In addition to expansive indoor and outdoor dining and entertainment spaces, it features a magnificent landscaped central courtyard with an 82-foot pool. The five-bedroom main home and separate two-bedroom guest house, each with a full kitchen and dedicated garage, ensure that everyone is easily and graciously accommodated.

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|-----------------|----------------------|
| BEDROOMS | 7 |
| BATHROOMS | 8 FULL, 3 HALF |
| A/C SPACE | 12,180 SQ FT |
| NON-A/C SPACE | 4,403 SQ FT |
| ADJUSTED SPACE* | 14,381 SQ FT |
| LOT TYPE | WINDSOR |
| LOT SIZE | 25,060 SQ FT |
| LOCATION | BLOCK 8 / LOT 2 & 3 |
| ARCHITECT | CLEMENS BRUNS SCHAUB |
| BUILDER | WISSEL CONSTRUCTION |
| YEAR BUILT | 1997 |

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

A UNIQUE PRIVATE COMPOUND-STYLE HOME

Among the first of Windsor's large compound-style properties and occupying a double lot, 3305 Windsor Boulevard is uniquely suited to be a marvelous private retreat for extended and multi-generational families. The main home and a separate guest home offer over 12,000 square feet of interior space and are arranged around a 12,500-plus square foot courtyard designed by leading New York landscape architect Deborah Nevins. The distinctive Anglo-Caribbean architecture is a custom interpretation of the Windsor code adapted for the grand size of the property and its prominent central village location on Windsor Boulevard adjacent to a charming olive tree-shaded park.





MAIN HOME LIVING & ENTERTAINING

Stepping into the double-height, open-air entry foyer of the main home, one is greeted by a long southern view over the garden and pool to the guest house. On the left, the great room with an imported French stone fireplace, extra-tall ceilings and four exposures features expansive spaces for lounging and dining. Two sets of French doors open onto the north loggia where there is a dining area and a sitting area with an outdoor fireplace. The library provides an intimate setting for quiet conversation while the chef-caliber kitchen with vaulted beamed ceilings and a dining area opening to the courtyard's east terrace is both welcoming and perfectly equipped for preparation of gourmet quality cuisine.





MAIN HOME PRIVATE SUITES

The main home features four guest suites, all with en-suite bathrooms. Each one offers a variety of special features that make it unique, such as private access from the entry foyer or courtyard, spacious sitting rooms and a balcony or loggia. The master suite, which occupies the northeast wing of the second floor in the main home, enjoys lovely views over the courtyard and pool through three sets of French doors that open to Juliette balconies. The master bathroom opens to a wrap-around balcony with village views. The master suite also features a large dressing room.





SOUTH GUEST HOUSE

Located opposite the main home at the southern end of the courtyard, the two-bedroom guest house also has its own formal entry directly from Oak Brook Lane. The ground floor, which opens to the poolside south terrace through three sets of French doors, has a full kitchen, a spacious living room with a wet bar. Additional features include two full bathrooms, a sauna, steam shower and dressing room. The ground floor guest suite has a walk-in closet and en-suite bathroom. The second-floor guest suite has an en-suite bathroom, walk-in closet, sitting room and balcony. The second floor also offers a loft-style sitting room with uniquely vaulted ceilings.





DESIGN DETAILS & FINISHES

PROPERTY

- Prime village location near Village Centre and Clubhouse
- Lead-coated copper standing seam roof
- Seven bedrooms, eight full bathrooms and three powder rooms
- Three-car garage and golf cart garage
- Laundry room with multiple commercial-grade appliances

OUTDOOR LIVING

- Over 12,500 square foot central courtyard with herringbone pattern Chicago brick, stone pavers and crushed shell pathways around the gardens
- BBQ grilling pavilion with open beamed cedar roof
- North loggia with outdoor wood-burning fireplace
- 16' x 82' pool with honed travertine surround has deep ends and shallow middle to accommodate sports and laps
- Pool terrace and poolside outdoor shower



INDOOR LIVING

- Double-height, open-air entry foyer with stained cedar vaulted beamed tongue-and-groove ceiling and honed travertine floor opens to the north loggia
- Great room with living and dining areas, high ceilings, four exposures and a wood-burning stone fireplace imported from France opens to the north loggia
- Library with double pocket doors, wainscoting and entertainment center
- Ipe wood flooring throughout the ground floor

KITCHEN

- Vaulted beamed ceiling, breakfast bar and dining area that opens to the east terrace
- Appliances by Viking, Gaggenau and Sub-Zero, including a six-burner stove, multiple ovens, refrigerator, refrigerator drawers, wine refrigerator and two dishwashers
- Siematic cabinets with glass doors, South American Forest Green Granite countertops
- Large central island with prep sink
- Oversized pantry and storage room

MASTER SUITE

- Bedroom with French casement windows and Juliet balconies enjoys long south views over the courtyard
- Bathroom with custom wood and cane vanity, marble countertops, ceramic wainscoting, Jacuzzi tub, separate shower with Hans Grohe fixtures and WC
- Bathroom opens to a corner balcony with village views
- Expansive walk-in closet / dressing room with center island
- Elevator and stair access

GUEST SUITES

- Ground-floor guest suite 1 with en-suite bathroom, walk-in closet, sitting room with wet bar and direct access to the north loggia
- Ground-floor guest suite 2 with en-suite bathroom walk-in closet, wet bar, covered terrace and direct access to the courtyard
- Second-floor guest suite 3 with en-suite bathroom and walk-in closet overlooks the courtyard and Windsor Boulevard
- Second-floor guest suite 4 with en-suite bathroom, two closets, sitting room with kitchenette and two balconies overlooking the courtyard has a private entrance from the main garage

SOUTH GUEST HOUSE

- Separate house with direct entry from Oak Brook Lane
- One-car garage
- Double-height entry foyer features a staircase with a hand-forged iron rail
- Tumbled travertine tile and oak flooring throughout
- Full kitchen with floor-to-ceiling windows overlooking the courtyard has direct access to the BBQ pavilion
- Direct access from poolside south terrace to two full ground-floor bathrooms, sauna, steam shower and dressing room

- Large living room with vaulted tongue and groove ceiling and wet bar opens to south terrace through custom floor-to-ceiling French doors that have transom windows above and matching side windows
- Ground-floor guest suite 5 with en-suite bathroom and walk-in closet has long views over green space to Windsor’s Clubhouse
- Second-floor guest suite 6 with en-suite bathroom, walk-in closet, sitting room and balcony
- Second-floor lofted sitting room with vaulted ceilings overlooks the living room



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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