

# WINDSOR



10755 WITTINGTON AVENUE



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This elegantly appointed Rowhouse featuring impeccably finished, island-inspired interiors is filled with natural light and thoughtfully designed for seamless indoor-outdoor living, dining, and entertaining. Located across the street from the Town Hall and the Equestrian Centre, it offers iconic Windsor views and convenient access to the Village Centre. Amply sized with three spacious bedrooms in the main home and a fourth in the carriage house, it graciously accommodates guests.

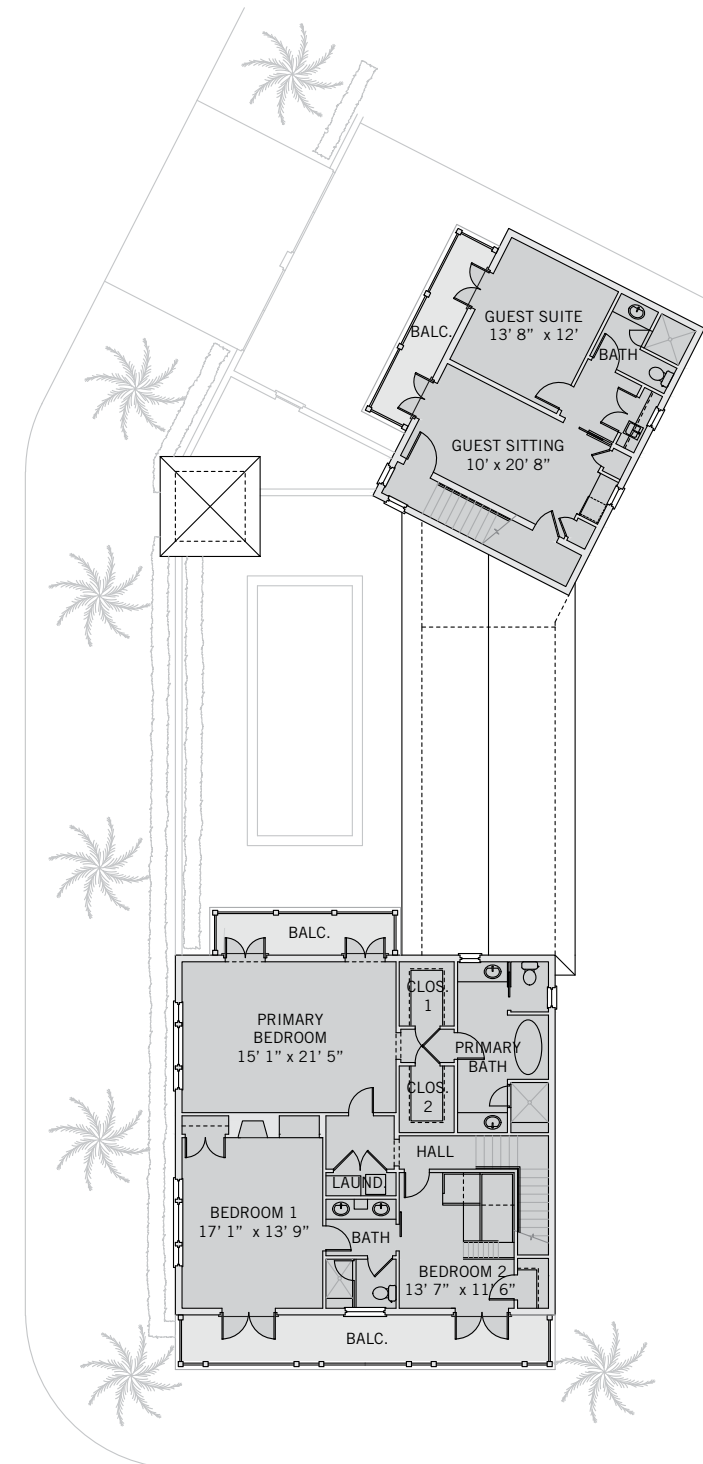
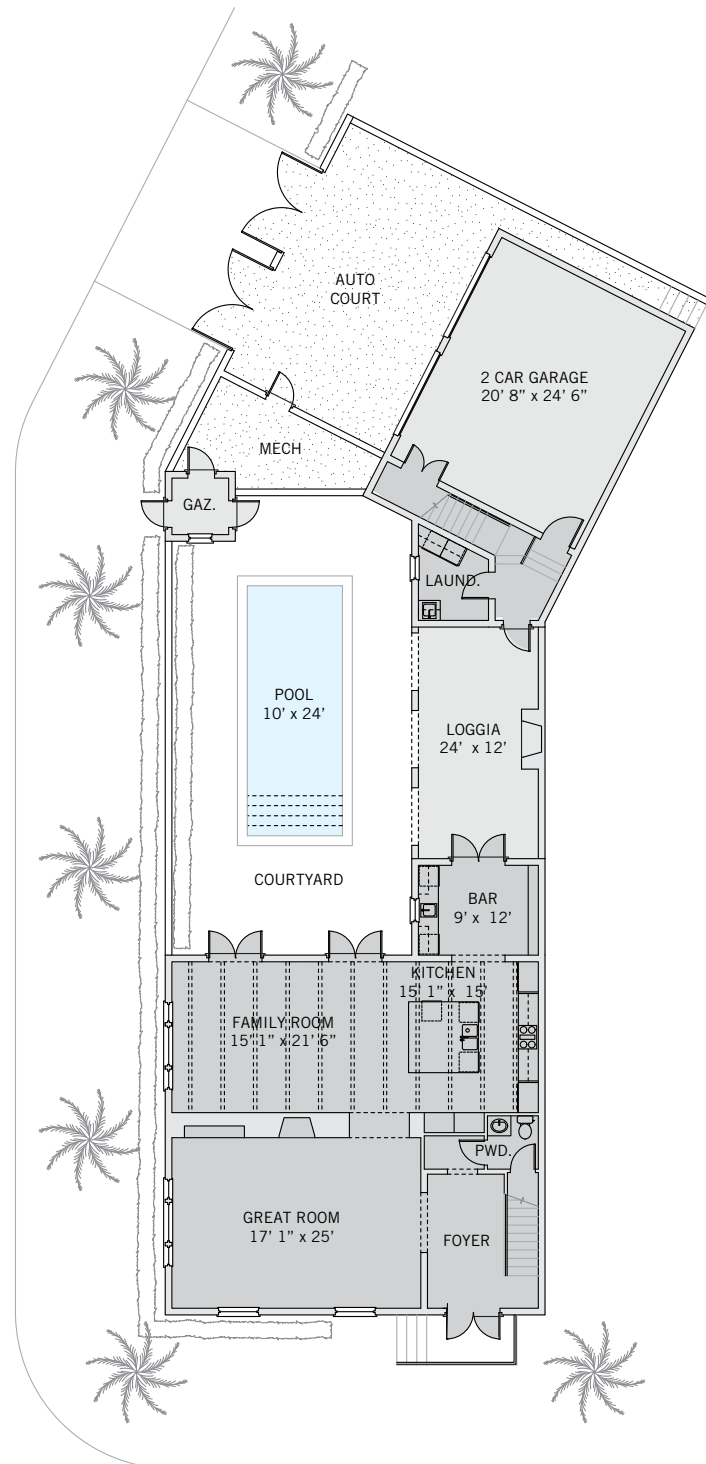
BEDROOMS	4
BATHROOMS	3 FULL, 1 HALF
A/C SPACE	3,615 SQ FT
NON-A/C SPACE	1,295 SQ FT
ADJUSTED SPACE*	4,263 SQ FT
LOT TYPE	ROW HOUSE
LOT SIZE	4,673 SQ FT
LOCATION	BLOCK 33 / LOT 6
ARCHITECT	GIBSON & ASSOCIATES, INC.
BUILDER	CROOM CONSTRUCTION COMPANY
YEAR BUILT / RENOVATED	2003 / 2017

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

## ROW HOUSE

Located in Windsor's central village, Row House home types are inspired by traditional town homes in older American and European cities. Occupying the full footprint of deep, slender properties and sharing common building walls, these residences have a dignified and restrained exterior presence that belies the character of their light-filled interiors and garden courtyards. Garden walls preserve privacy while balconies create connections to the community.





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.





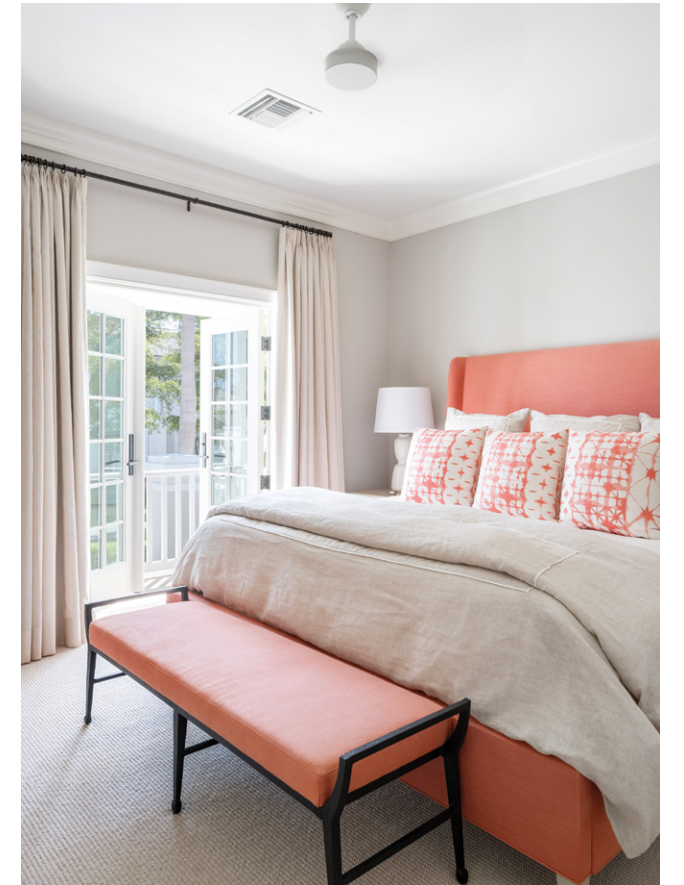
## LIVING & ENTERTAINING

High ceilings and refined millwork create a light and airy feel throughout this home while well-placed windows and doorways frame picturesque views of the Town Hall, Equestrian Centre, lake and Village. Upon entering from Wittington Avenue, a foyer and stair hall open to a spacious, light-filled great room with fireplace, built-in bookcases and tall south facing windows overlooking the Town Hall. The well-appointed kitchen is open to the family room and features French Doors with direct access to the pool courtyard and garden. Adjacent to the kitchen, a full bar and breakfast room lead to the poolside loggia with fireplace.



## PRIVATE SUITES

The second floor of the main house features three bedrooms and two baths. A spacious primary suite includes a west-facing balcony overlooking the pool courtyard, two walk-in closets and well-appointed bath with double vanities, a soaking tub and separate shower. The two guest bedrooms with shared bath both have access to a balcony offering sunrise views over the Equestrian Centre and lakes. The south guest bedroom features a fireplace, built-in cabinetry and generous windows providing abundant natural light. A stack washer-dryer in the linen closet is convenient for the main house bedrooms. A separate carriage house with two-car garage and laundry/mud room at ground level provides gracious guest accommodations above. The accommodations feature a large sitting room with kitchenette, a separate bedroom, a bathroom and a balcony.





## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Village Centre location overlooking Town Hall and the Equestrian Centre
- Corner lot with south, east and west exposures
- Four bedrooms, three full baths and one half-bath

### OUTDOOR HIGHLIGHTS

- Auto court and gazebo entrance into the pool courtyard
- 10' x 24' swimming pool
- Poolside loggia with gas fireplace and retractable screens

### INTERIOR HIGHLIGHTS

- Great room with built-in bookcases and gas fireplace overlooks Town Hall through tall south-facing windows
- Open-plan Kitchen and Family Room with beamed ceiling provides access through two sets of French Doors to the pool courtyard and garden
- Kitchen with custom cabinetry, quartzite countertops, marble-inlaid backsplash, and appliances by Wolf and Sub-Zero features a large island with seating
- Breakfast room adjacent to the kitchen has a full wet-bar and opens to the poolside loggia

### PRIVATE SUITES

- Primary suite with west-facing balcony overlooking the courtyard has two walk-in closets
- En-suite primary bathroom with two vanities, soaking tub and separate shower
- Two guest suites with shared double-vanity bath open to a shared balcony overlooking the Equestrian Centre and lakes
- One guest suite features a fireplace and built-in cabinetry
- One guest suite features built-in bunk beds

### CARRIAGE HOUSE

- Two-car garage with epoxy-coated floor
- Mud room and laundry room
- One-bedroom guest suite on the second floor features a large sitting room with a kitchenette, a bedroom with en-suite bathroom, and a balcony that is accessible from both rooms

## 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 470 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 & WELLNESS 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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