

WINDSOR



10575 KENT COURT



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Overlooking Windsor's Croquet Greensward and polo field and designed to capture the best of both morning and afternoon light, this home offers the perfect balance of intimacy and spaciousness. Indoor dining and socializing areas flow seamlessly to a lush garden courtyard, making it easy to entertain and a pleasure for everyday living. With the tennis courts, golf course and Clubhouse all just a few minutes' walk away, it is truly effortless to enjoy Windsor's lifestyle.

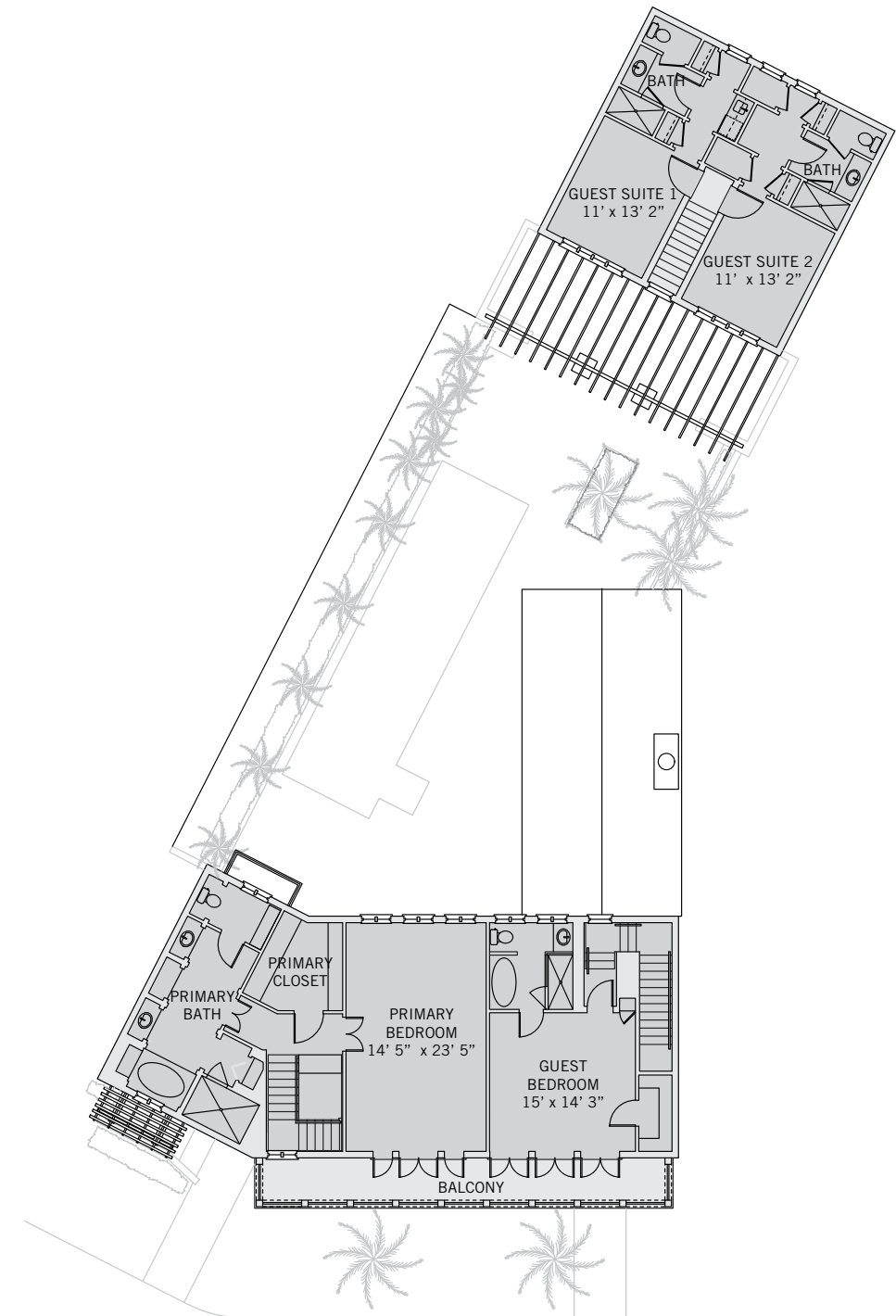
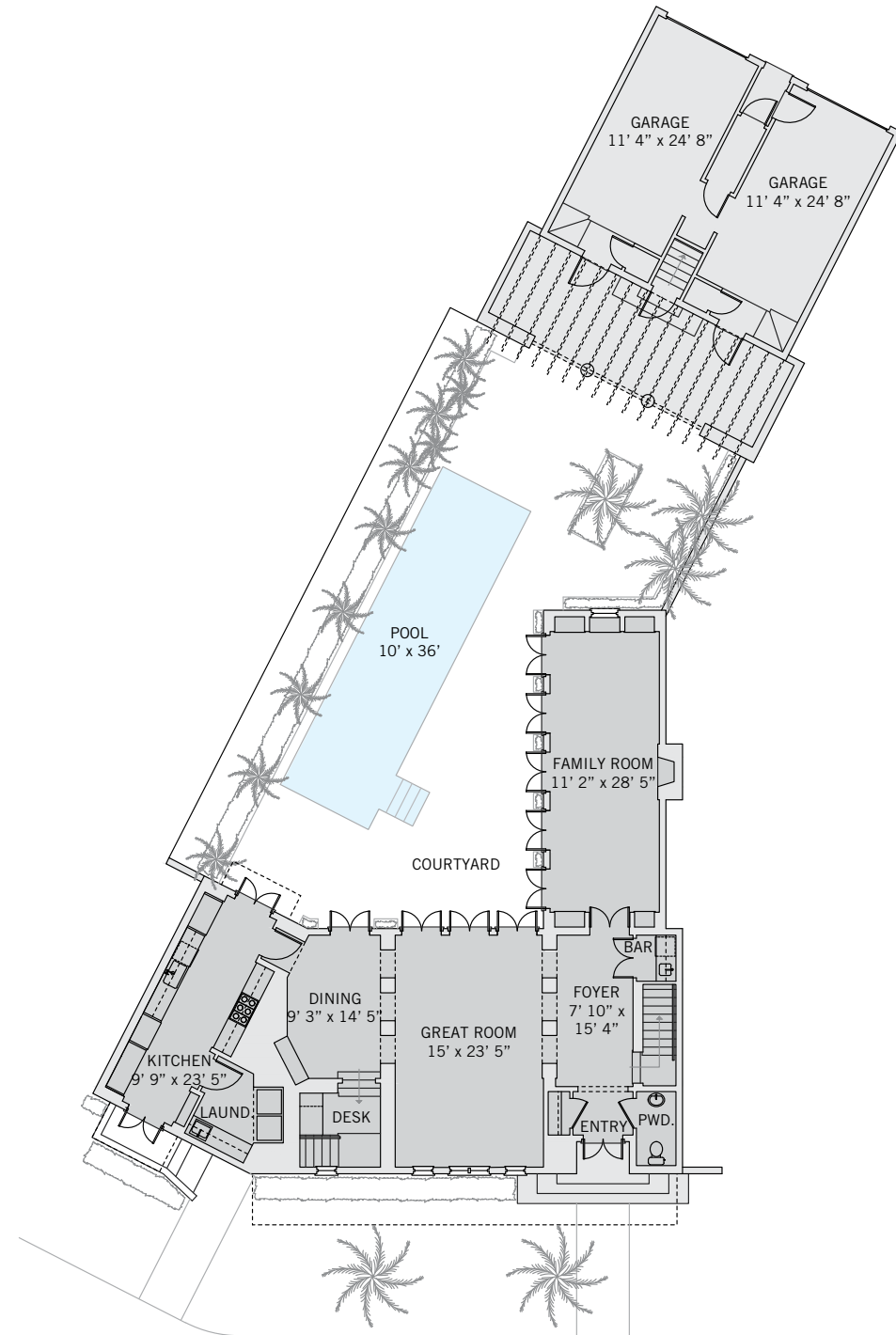
BEDROOMS	4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	3,695 SQ FT
NON-A/C SPACE	923 SQ FT
ADJUSTED SPACE*	4,1567 SQ FT
LOT TYPE	ROW HOUSE
LOT SIZE	4,794 SQ FT
LOCATION	BLOCK 18 / LOT 4
ARCHITECT	MERRILL, PASTOR & COLGAN
BUILDER	WINDSOR
YEAR BUILT	1996

**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

This home is set apart by numerous elegantly crafted details and thoughtful design features. A gracious entry foyer opens to the family room, great room and dining room, which open through a series of French doors to a charming brick-paved garden courtyard. A lap pool is flanked by dining and lounging areas as well as a vine-covered trellis. Updated in 2021, the galley-style kitchen has crisp white wood cabinetry, white tile backsplash, new appliances and French doors at each end to ensure abundant natural light.



PRIVATE SUITES

A beadboard-paneled private staircase with a built-in desk at the first-floor landing leads to the primary suite, which has an en-suite bathroom and large walk-in closet and opens to a balcony overlooking the polo field. The balcony is shared with a guest suite, which is accessed via a separate private staircase and has an oversized closet and en-suite bathroom. Two additional guest suites above the garage overlook the pool terrace.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Village Centre location steps from the Croquet Greensward, Tennis Centre and Clubhouse
- Unique lot configuration allows for a lap pool and large garden courtyard
- Cedar shake roof
- Covered balcony overlooking the Croquet Greensward and polo field enjoys ocean breezes
- Two bedroom suites above the garage, one with a kitchenette

COURTYARD & GARDEN

- Herringbone pattern brick-paved courtyard enjoys southern exposure
- 36' x 10' lap pool with salt chlorinating system and LED lighting
- Dining and lounging areas and a vine-covered trellis

ARCHITECTURAL DETAILS

- Rich dark-stained oak flooring throughout the ground floor
- Recessed panel columns define transitions between the entry foyer, great room and dining room

ARCHITECTURAL DETAILS (CONTINUED)

- Walk-in wet-bar closet with U-Line beverage refrigerator serves the great room and family room
- Custom solid wood cabinetry in the kitchen
- Beadboard-paneled primary bathroom with white mosaic tile flooring with a dark navy inset border, a jetted bathtub, separate tiled shower, water closet, two vanities and a dressing table
- Beadboard-paneled guest suite bathroom with a claw-foot bathtub and separate shower

LIVING & ENTERTAINMENT SPACES

- Great room with soaring ceilings overlooks Croquet Greensward and polo field through tall windows with transoms and opens to the courtyard through sets of French doors
- Dining room features built-in storage with glass front cabinet doors
- Family room with custom built-in shelving and a gas fireplace enjoys southern exposure and opens to the courtyard through a series of French doors

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



10680 BELVEDERE SQUARE VERO BEACH FLORIDA 32963
TEL 772 388 8400 WINDSORFLORIDA.COM