

WINDSOR



10640 FIFE AVENUE



10640 FIFE AVENUE

With a light-filled main house, separate two-story cottage and a central pool courtyard, this double-lot property is an oasis of tranquility in the heart of Windsor's Village. Entrances from Fife Avenue and Wittington Avenue enhance the privacy of each residence while a trellised pathway allows for seamless connectivity. The cottage is flexibly designed to serve as a one-bedroom owner's retreat or as a two-bedroom complement to the main house. Thoughtfully crafted interiors include custom coffered and vaulted ceilings, wide-plank chestnut-tone wood and stone flooring. Outside, a heated saltwater pool with integrated spa is framed by mature landscaping and flanked by a shaded dining area and space for sun lounges.

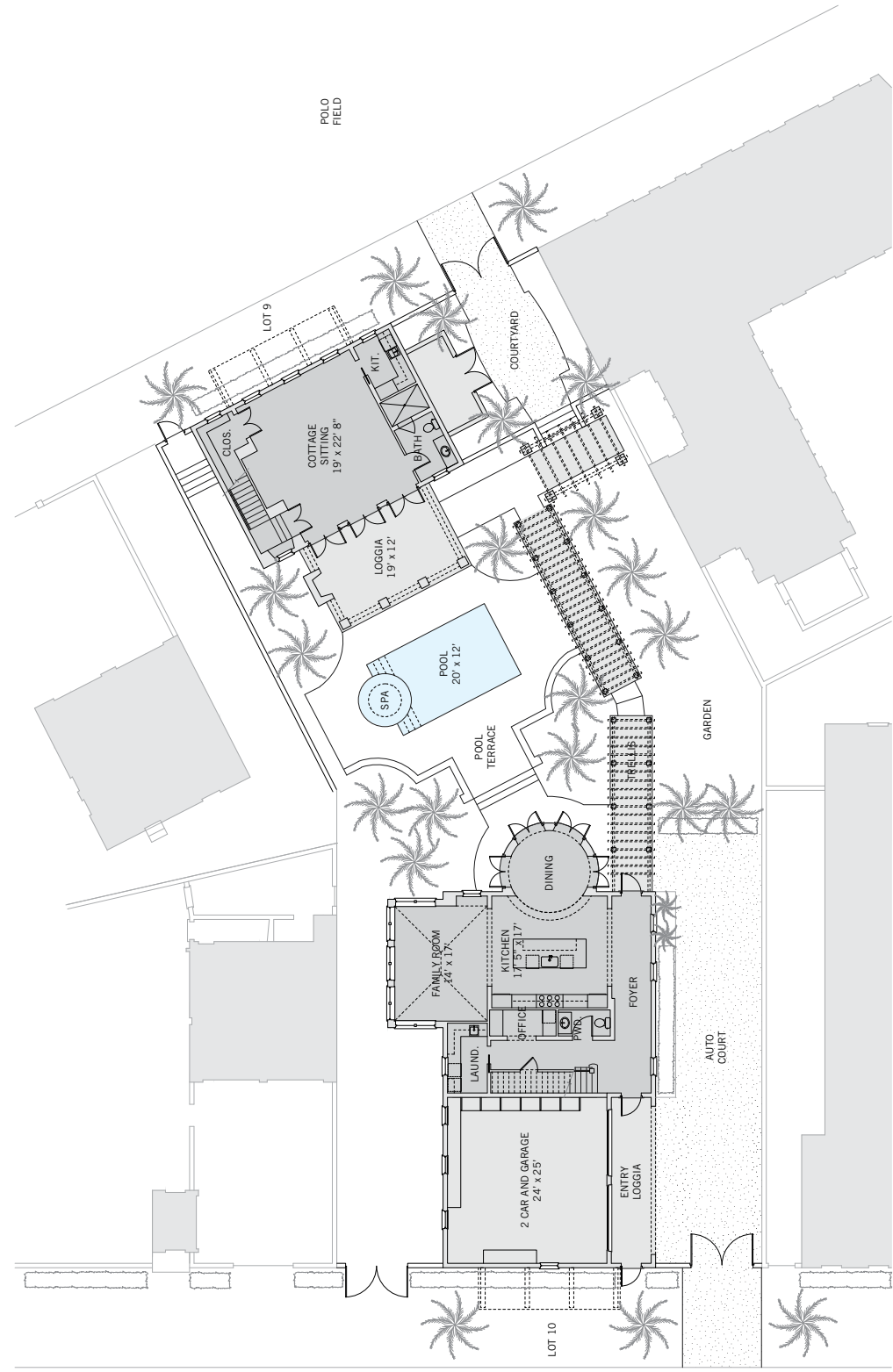
BEDROOMS	3 OR 4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	3,875 SQ FT
NON-A/C SPACE	2,433 SQ FT
ADJUSTED SPACE*	5,092 SQ FT
LOT TYPE	COTTAGE
LOT SIZE	8,821 SQ FT
LOCATION	BLOCK 16 / LOTS 9 & 10
ARCHITECT	MOULTON LAYNE, P.L.
BUILDER	RCL DEVELOPMENT, INC.
YEAR BUILT	2006 (LOT 9) / 2019 (LOT 10)

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

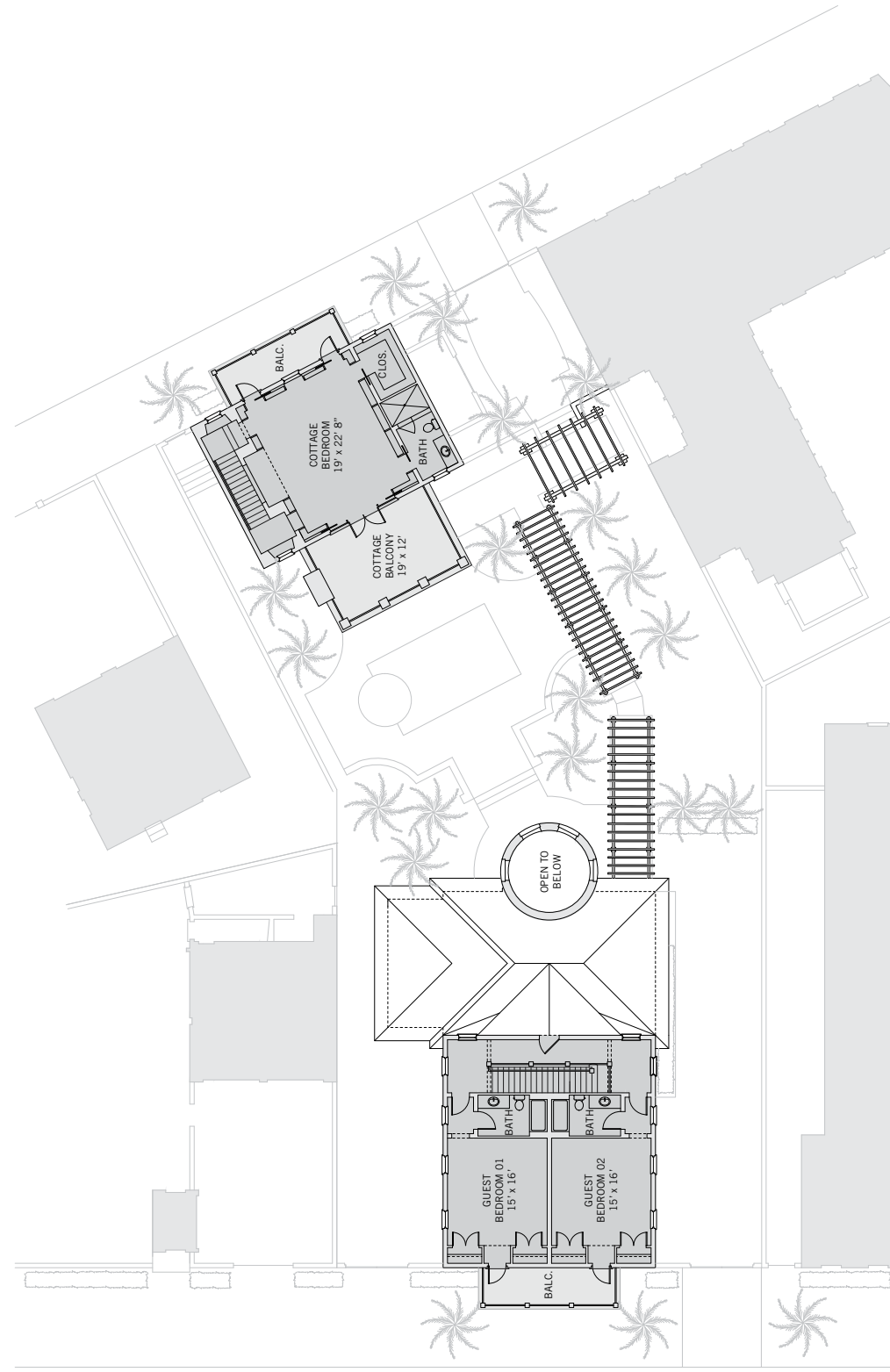
COTTAGE

Located in Windsor's village and built to the edges of their property lines, Cottages typically feature a narrow yet spacious home that opens to a generously sized courtyard, often with a swimming pool. Distinctive Anglo-Caribbean architectural features include deep eaves, loggias and covered balconies. High garden walls ensure privacy while 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

Indoor and outdoor spaces for dining, relaxing, and entertaining are filled with natural light and elevated by elegant tropical landscaping, including mature traveler's palms. In the main house, the expansive open-plan kitchen is complemented by a dramatic double-height rotunda-style dining room that opens through multiple sets of French doors to the central courtyard. Poolside entertaining is a pleasure on the cottage's large, covered loggia, which features an outdoor TV and a wood-burning fireplace to add warmth on crisp fall evenings.



PRIVATE SUITES

The main home of this property offers two second-floor guest suites, each with en-suite bathroom and built-in closets. Both open to a shared covered balcony with charming west-facing views over the village. In the cottage, the second floor features a spacious bedroom with extensive mahogany millwork, including vaulted ceilings, shelving and a built-in daybed. The bedroom opens to a covered balcony overlooking the polo field and a deep porch overlooking the pool courtyard. It also offers an en-suite bathroom with a walk-in shower and a walk-in closet. The ground floor of the cottage, featuring a large sitting room, full bathroom, and kitchenette, can easily be converted to a fourth bedroom.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Prime Village location comprised of two lots
- Trellised entry courtyard from Wittington Avenue
- Two-car garage with dedicated climate control
- Extended auto court
- Laundry Room with utility sink
- Office with wine refrigerator

OUTDOOR LIVING

- Central courtyard features a 20' by 12' saltwater pool with an integrated spa
- Trellised pathway bordered by the pool courtyard and a garden connects main house to cottage
- Lushly landscaped garden with traveler's palm trees and flowering plants

MAIN HOUSE

- Entrances from Fife Avenue to garage, auto-court and entry hall
- Entry hall with 10-foot ceilings
- Seven-inch wide-plank wood flooring in a deep chestnut color
- Open kitchen with large central island is equipped with Wolf cooktop and Sub-Zero refrigerator
- Family Room with vaulted ceilings features floor-to-ceiling windows on three sides
- Double-height rotunda-style dining room with four sets of French doors opening to the pool terrace

MAIN HOUSE PRIVATE SUITES

- Two second-floor bedrooms with 10-foot ceilings overlook the village from a shared balcony
- Each bedroom has an en-suite bath and built-in closets

COTTAGE GROUND FLOOR

- Spacious sitting room / optional bedroom with travertine floors and coffered ceilings overlooks the Polo Field to the east and opens through three sets of French doors to the pool terrace to the west
- Enclosed kitchenette with Sub-Zero refrigerator, small dishwasher and microwave
- Full bath with walk-in shower
- Large walk-in closet
- Expansive poolside loggia features a v-groove ceiling, an outdoor wood-burning fireplace and an outdoor TV

COTTAGE SECOND FLOOR

- Mahogany-clad bedroom features vaulted ceilings, built-in shelving and daybed
- En-suite bath with walk-in shower
- Walk-in closet with stacked washer and dryer
- East-facing covered balcony overlooks the Polo Field
- Expansive west-facing balcony overlooks the pool courtyard

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 472 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