

# WINDSOR



3285 NORTH SAVANNAH PLACE



## 3285 NORTH SAVANNAH PLACE

Featuring expansive southern views over the lake, Village and Equestrian Centre, this just-renovated home has been graciously designed to celebrate indoor-outdoor living in South Florida's marvelous climate. A central courtyard with a fountain, a side garden with an allé of ligustrum trees, and a rear garden surrounding the pool terrace feature lush landscaping. Highlights include fishtail and pigmy date palms, jasmine, and giant birds of paradise, all accented by dramatic exterior lighting. Elegantly crafted contemporary interiors of this light-filled home offer seamless access to the outdoor spaces for dining and entertaining while a carriage house provides privacy for guests.

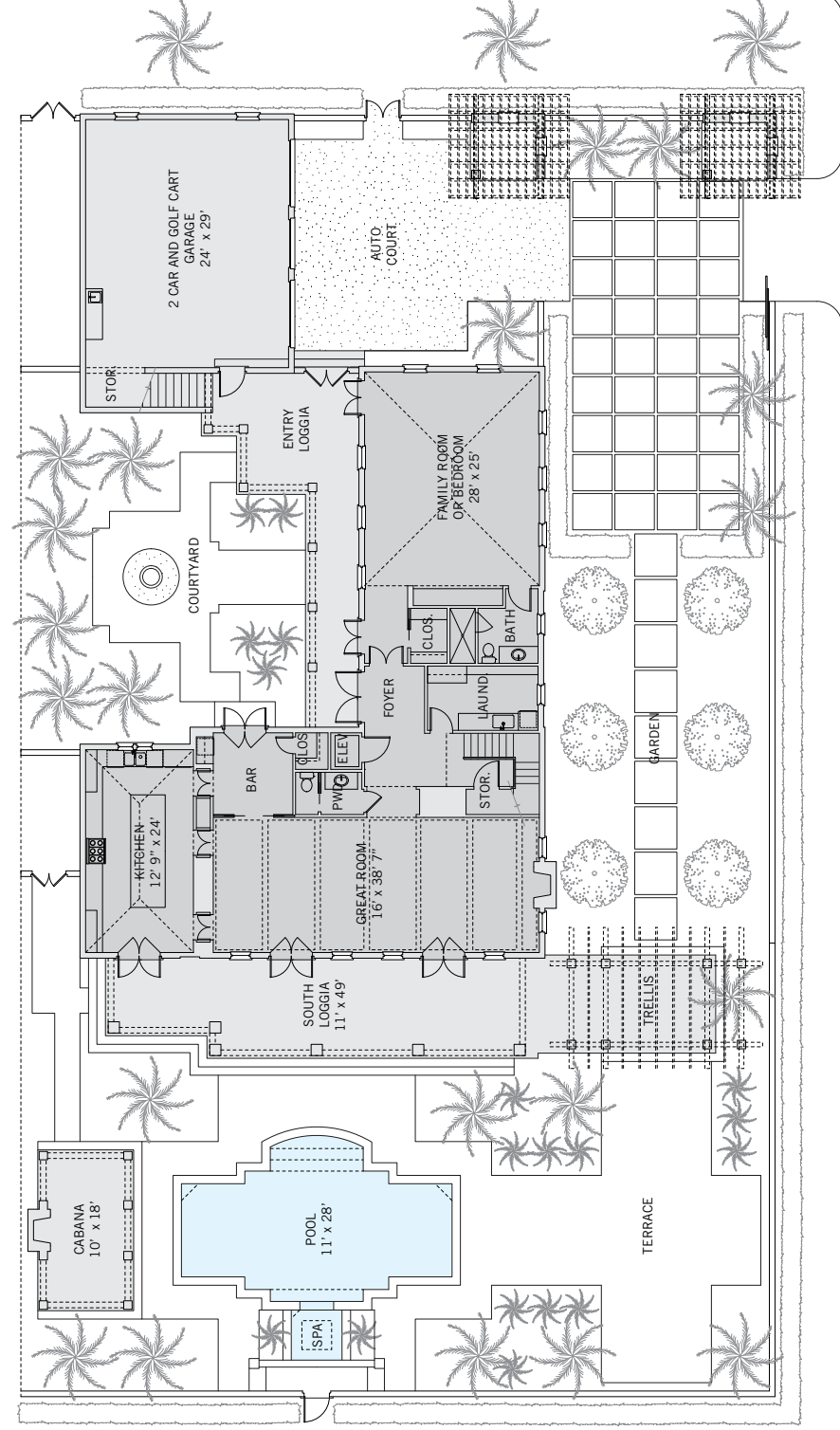
BEDROOMS	5
BATHROOMS	4 FULL, 1 HALF
A/C SPACE*	5,153 SQ FT
NON-A/C SPACE	1,691 SQ FT
ADJUSTED SPACE	5,999 SQ FT
LOT TYPE	POLO COTTAGE
LOT SIZE	13,590 SQ FT
LOCATION	BLOCK 45 / LOT 5
ARCHITECT	BRENNER & ASSOCIATES
BUILDER	BARTH CONSTRUCTION, INC.
YEAR BUILT / RENOVATED	2007 / 2023

*\*A/C Space includes 812 sq. ft. garage*

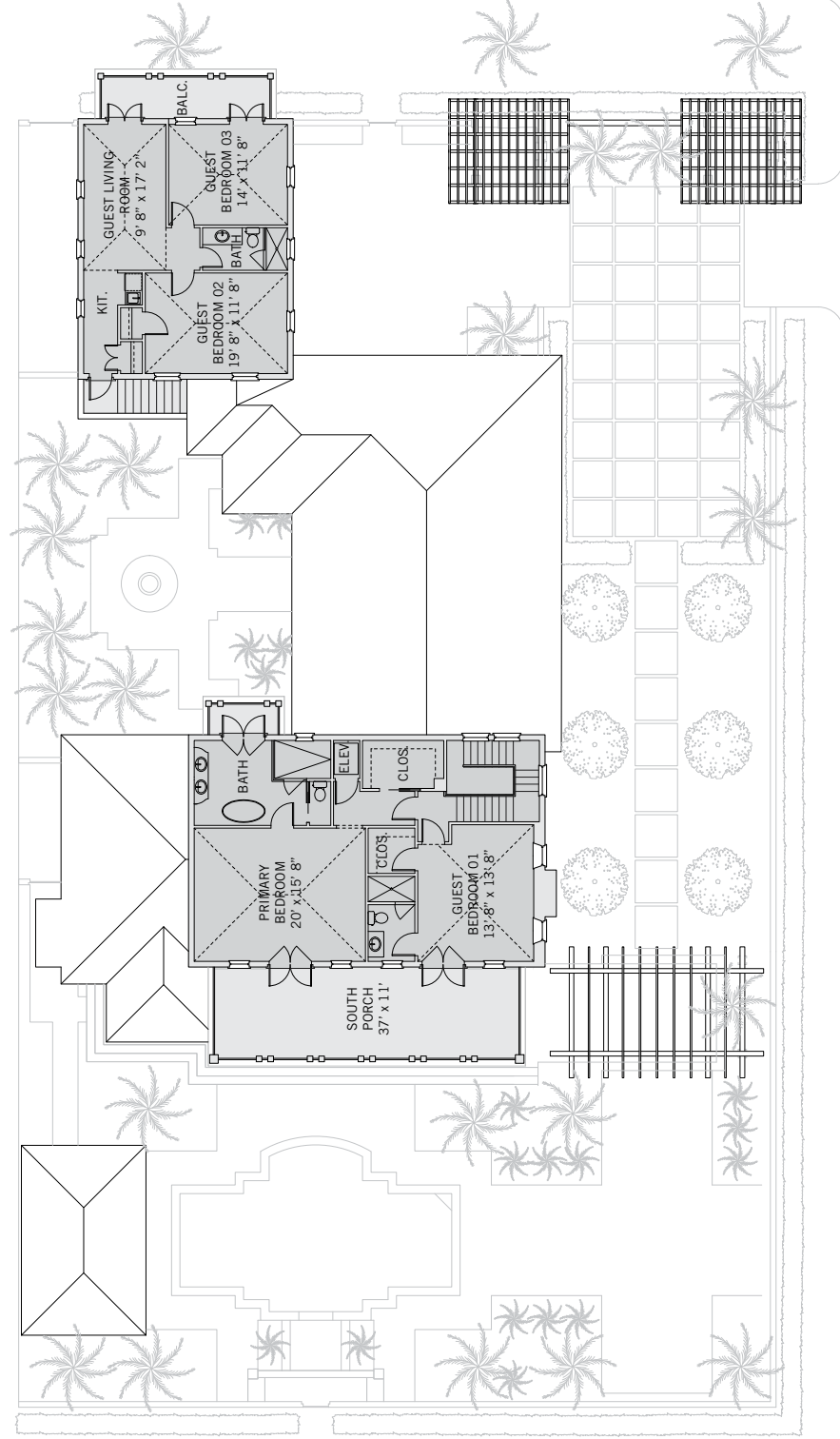
## POLO COTTAGE

Nestled between North Savannah Place and the Village, Windsor's Polo Cottages offer magnificent southern views over the lake and the Equestrian Centre. Balancing privacy and spaciousness, these properties typically feature a carriage house on the street frontage, a walled auto court and an L-shaped residence that opens to an intimate central courtyard. The south side of the homes feature deep porches and loggias and a terraced garden.





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.





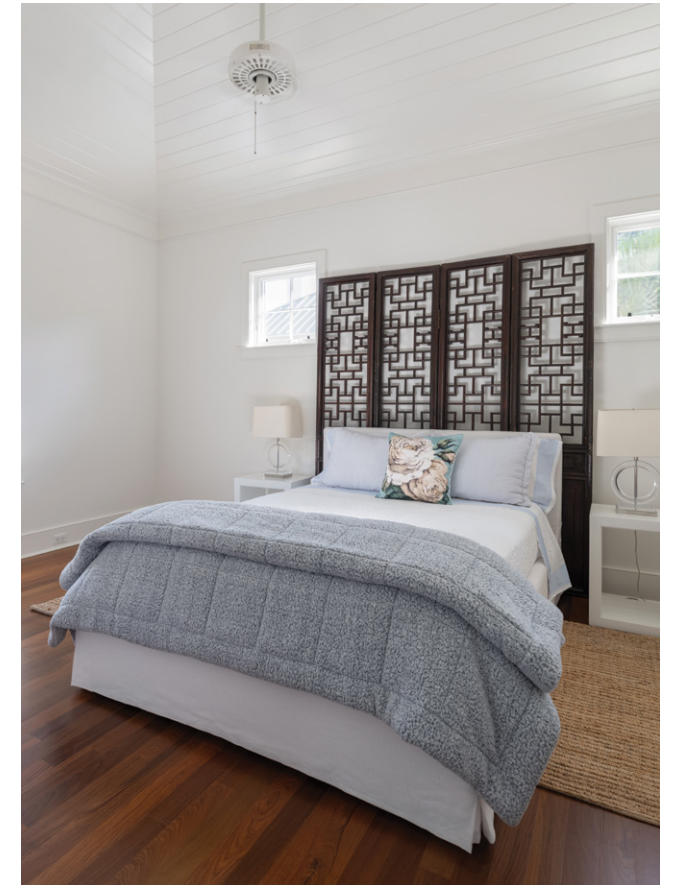
## LIVING & ENTERTAINING

Set on an expanded Cottage lot and comprehensively renovated in 2023-24, this home is the perfect balance of elegance and ease. The spacious kitchen – bright and airy with white porcelain countertops and an oversized dark-stained wood central island with deVOL fixtures and hardware – opens directly to the back loggia and courtyard. The adjacent great room with beamed ceilings also opens to the back loggia through French doors with hand-finished mahogany screen doors. The family room, which enjoys three exposures and opens to the central courtyard, has an en-suite full bathroom and walk-in closet, allowing it to easily become a fifth bedroom. Outside, the expanded width of the property allows for multiple seating areas and garden entertaining spaces.



## PRIVATE SUITES

Set on the second floor, the primary suite features vaulted ceilings and opens through French doors to a south-facing balcony with panoramic views over the Equestrian Centre, lake, and Village. Finished in Dolomite marble, the primary bathroom features a soaking tub, separate shower, and a charming balcony overlooking the central courtyard. A second bedroom with en-suite bathroom and walk-in closet also opens to the south-facing balcony. The carriage house features vaulted ceilings throughout, two-bedrooms, one-bathroom, a living room that opens to a north-facing balcony, and a kitchenette.





## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Five bedrooms, four full bathrooms, one half-bathroom, flexible fifth bedroom / family room
- 812 sq. ft. air-conditioned two-car plus two-golf-cart garage
- New outdoor lighting and landscaping
- Indoor-outdoor sound system
- Elevator to primary bedroom

### OUTDOOR LIVING

- Courtyard with water fountain
- Garden walkway with large ornamental pavers connects motor court to pool terrace
- Loggia with trellised area and poolside cabana with gas fireplace
- 11' x 28' pool and integrated spa

### INDOOR LIVING

- All new bathrooms, including new plumbing, and new whole-house water filtration system
- Honed travertine flooring throughout most of ground floor and new ipe hardwood flooring in bedrooms
- Kitchen with vaulted ceiling, white porcelain countertops and a large central prep island with seating opens to a loggia and the pool terrace
- Ultra-premium deVOL fixtures and hardware in the kitchen
- Family room with three exposures opens to the central courtyard via French doors

### INDOOR LIVING (CONTINUED)

- En-suite full bathroom and walk-in closet allow family room to easily convert to a fifth bedroom
- Great room with gas fireplace opens to loggia through French doors with transoms and mahogany screen doors

### PRIMARY SUITE

- Second-floor primary bedroom suite with vaulted ceiling and new hardwood floors opens through French doors to a shared porch overlooking the lake and Village
- Bathroom with double vanity, bathtub, separate shower, and water closet opens to a private balcony
- Walk-in closet
- Stair and elevator access

### GUEST SUITE

- Bedroom with vaulted ceilings and hardwood floors opens through French doors to a shared porch overlooking the lake and Village
- Bathroom with honed quartz walk-in shower
- Walk-in closet

### CARRIAGE HOUSE

- Vaulted ceilings throughout
- Sitting room with balcony
- Kitchenette
- Two bedrooms, one opens to the north-facing balcony
- Bathroom with walk-in shower

## 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





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