

WINDSOR



3315 NORTH SAVANNAH PLACE



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Filled with natural light and featuring open flowing interiors as well as thoughtfully designed outdoor spaces, this gracious four-bedroom home with classical millwork details enjoys sweeping views over Windsor's Equestrian lake and the Village. The airy entry foyer with soaring 10-foot ceilings frames a first picturesque glimpse of these views, which also can be enjoyed from landscaped outdoor spaces for living, dining and entertaining. The central courtyard offers a more private setting for quiet visits and conversation. Mature landscaping that includes lady palms, Christmas palms, bougainvillea and giant birds of paradise is lush and colorful.

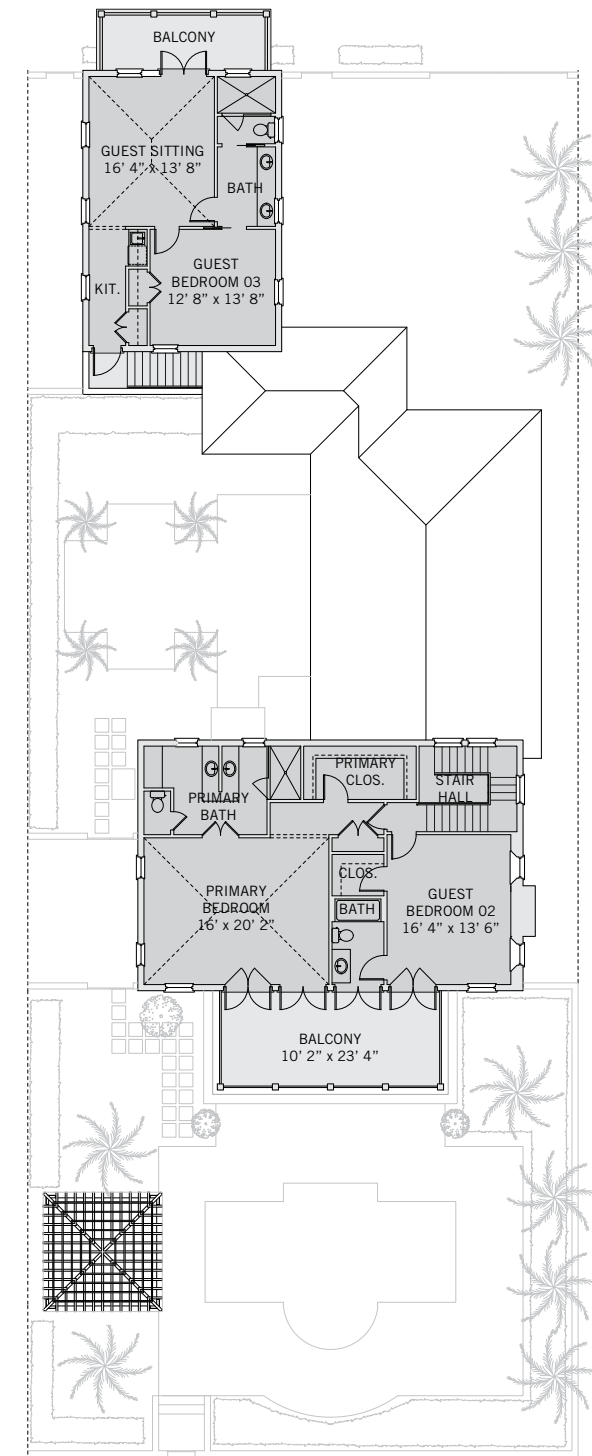
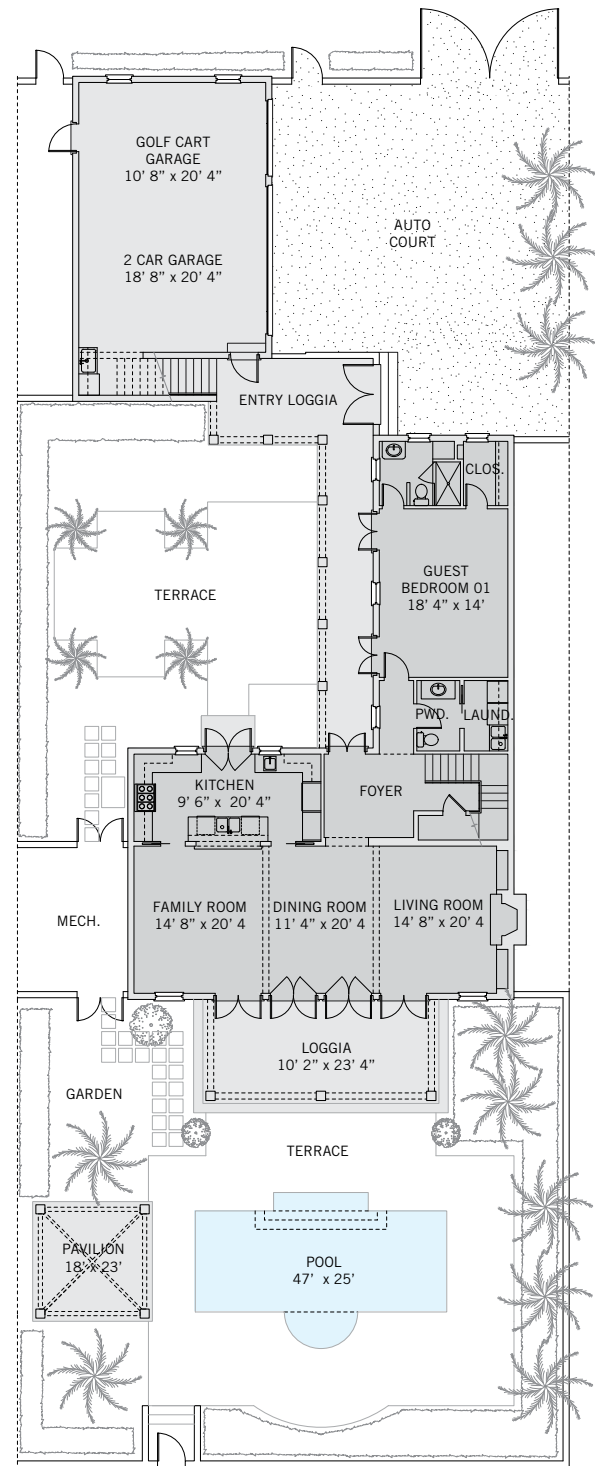
BEDROOMS	4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	3,481 SQ FT
NON-A/C SPACE	1,901 SQ FT
ADJUSTED SPACE*	4,432 SQ FT
LOT TYPE	POLO COTTAGE
LOT SIZE	9,090 SQ FT
LOCATION	BLOCK 45 / LOT 2
ARCHITECT	BRENNER & ASSOCIATES
BUILDER	BARTH CONSTRUCTION, INC.
YEAR BUILT	2005

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

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

This home celebrates living, dining, and entertaining in South Florida's marvelous climate with flowing interiors that open seamlessly to large, thoughtfully designed and landscaped outdoor spaces. The kitchen with central island opens on one side to the central courtyard, with a grilling station and a paved area for al fresco dining. To the other side, the kitchen opens to the great room with beamed ceilings and four sets of French doors giving access to the rear loggia and pool terrace. The grandly proportioned loggia and a pavilion with vaulted trellised ceiling, both offering long southern views, sit adjacent to a 47' x 25' heated pool with a swim-out shelf.



PRIVATE SUITES

Four spacious en-suite bedrooms, including one that could easily serve as a home office or den – all offer direct outdoor access. The second-floor primary suite features vaulted v-groove beamed ceilings and French doors that open to a large south-facing balcony overlooking the Equestrian Centre, lake, and Village. The primary bathroom, designed with back-to-back vanities, overlooks the central courtyard. A second bedroom on the second floor offers an en-suite bathroom and walk-in closet as well as access to the south-facing balcony. On the ground floor, a large bedroom (or possible home office or den) with en-suite bathroom and walk-in closet overlooks and opens to the central courtyard through two sets of French doors. The carriage house offers great privacy and views. It features a sitting room with a north-facing balcony, a kitchenette, and bedroom with en-suite bathroom.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Four bedrooms, four full bathrooms, and one half-bathroom
- Auto court and two-car plus two-golf-cart garage

OUTDOOR LIVING

- Covered walkway from auto court and garage to main living areas
- Central courtyard with stone paving and a grilling area for dining and entertaining
- Garden with poolside pavilion featuring vaulted trellised ceiling
- Herpel stone pool terrace with 47' x 25' heated swimming pool with swim-out shelf and a 10' x 22' poolside loggia

INDOOR LIVING

- Entry foyer with 10-foot ceilings and 8-foot French doors
- Ipe hardwood flooring throughout the first floor
- Kitchen with large central prep island and breakfast bar features Wood Mode cabinetry and a Franke sink and faucet
- Open-plan great room with living and dining areas opens through four sets of French doors with transoms to poolside loggia
- Great room features lake and Village views and a fireplace with a honed black slate surround
- Powder room with concealed laundry room

PRIMARY SUITE

- Second-floor primary bedroom suite with Ipe floors and vaulted ceiling opens through two sets of French doors to a shared porch overlooking the lake and Village
- Bathroom with two vanities, walk-in shower, and water closet overlooks the central courtyard
- Walk-in closet

GUEST SUITES

- First-floor bedroom (optional home office / den) with en-suite bathroom and walk-in closet opens to the central courtyard
- Second-floor bedroom with en-suite bathroom and walk-in closet opens through French doors to a shared porch overlooking the lake and Village

CARRIAGE HOUSE

- Sitting room with vaulted ceilings opens through French doors to a north-facing balcony
- Kitchenette with sink, under-counter refrigerator and microwave
- Bedroom with closet
- En-suite bathroom with double vanity and 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 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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