

# WINDSOR



10595 KENT COURT



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This distinguished corner row house in Windsor's Central Village, just steps from the Clubhouse and Tennis courts, offers sweeping views of the Croquet greensward and Polo field. Showcasing Anglo-Caribbean architecture and sun-drenched interiors, it seamlessly blends sophistication with relaxed coastal living. The expansive courtyard, featuring a serene pool, shaded dining areas, and an inviting seating area with a fire pit, creates an exquisite setting for outdoor gatherings. With the Tennis courts, Golf course, and Clubhouse nearby, enjoying the Windsor lifestyle is effortless.

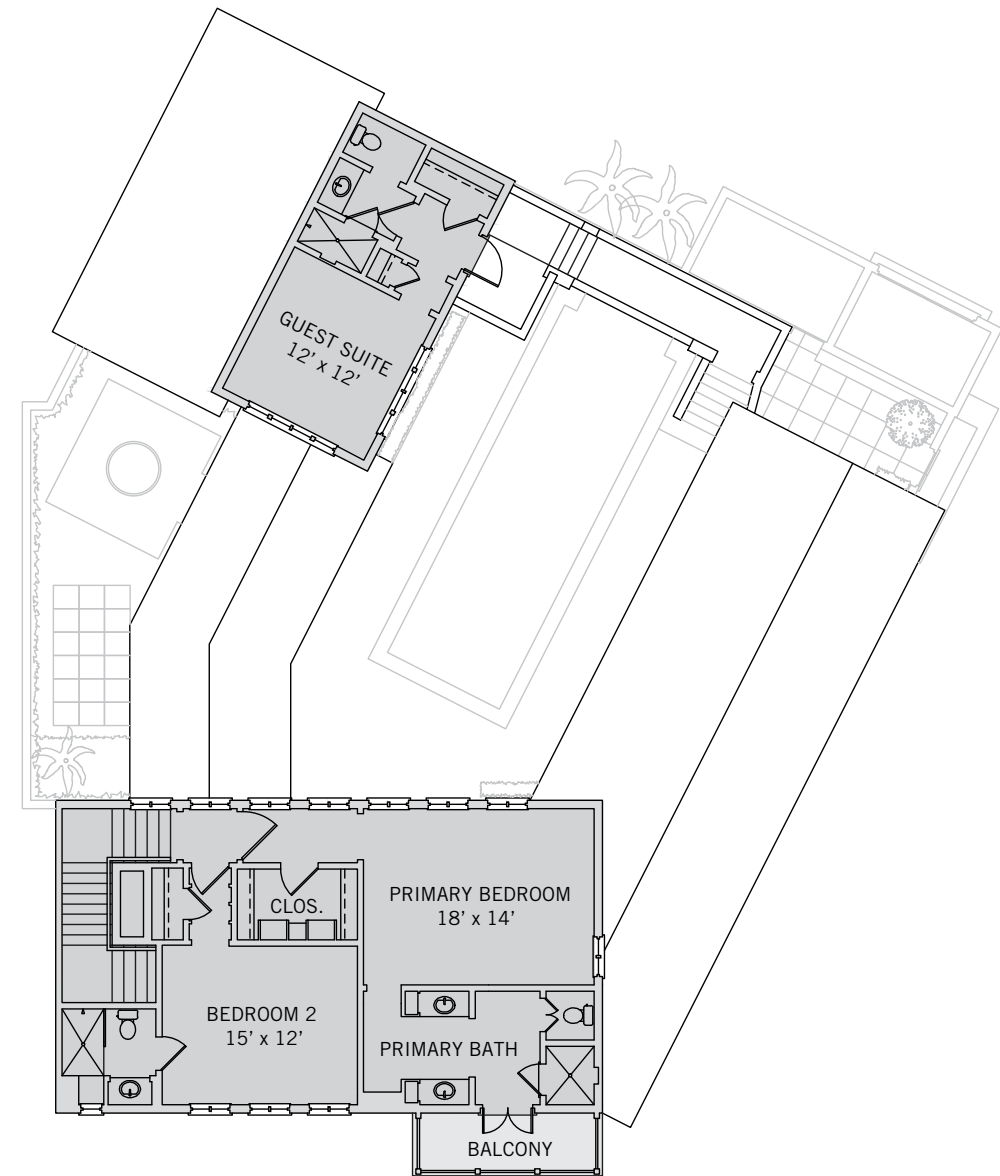
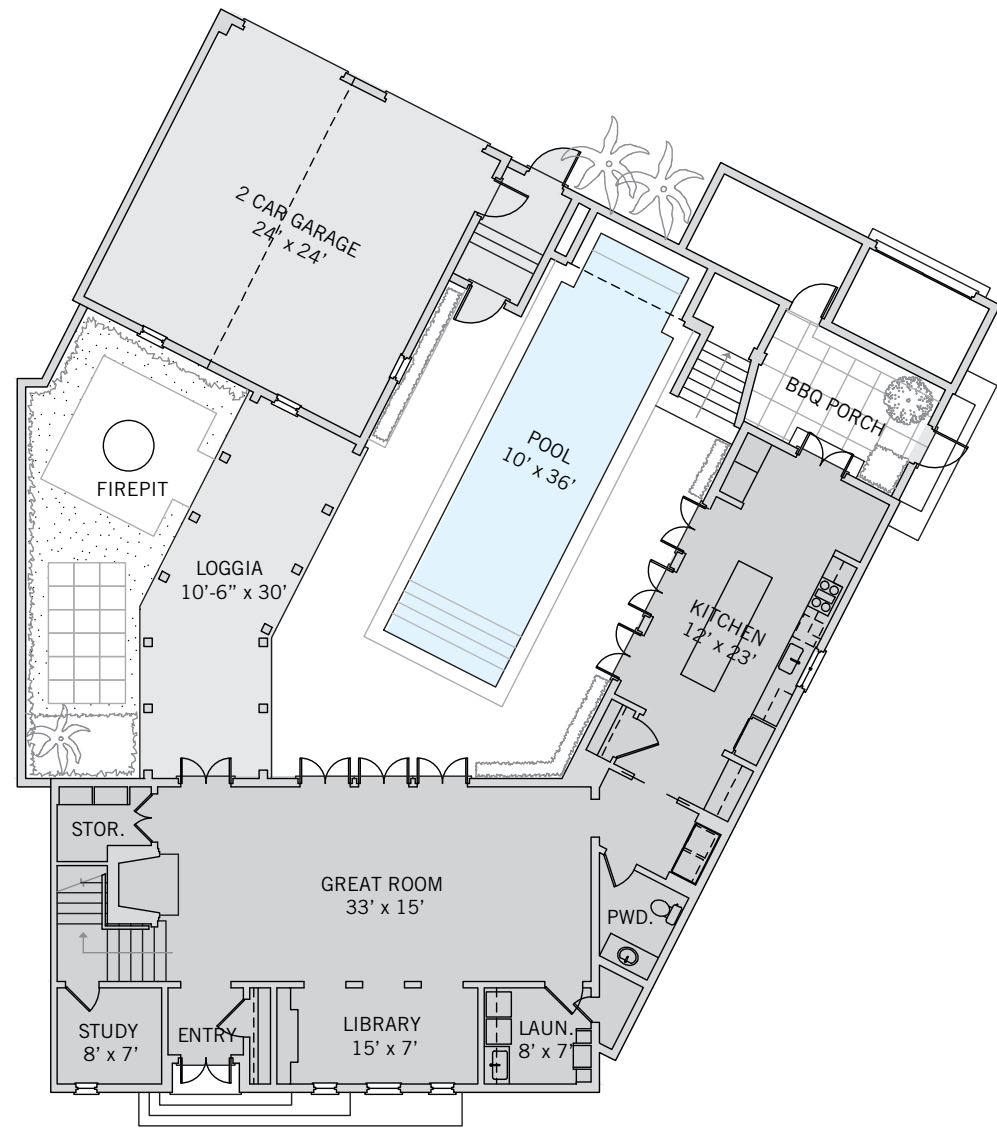
BEDROOMS	3
BATHROOMS	3 FULL, 1 HALF
A/C SPACE	3,150 SQ FT
NON-A/C SPACE	1,173 SQ FT
ADJUSTED SPACE*	3,737 SQ FT
LOT TYPE	ROW HOUSE
LOT SIZE	4,662 SQ FT
LOCATION	BLOCK 18 / LOT 2
ARCHITECT	MERRILL, PASTOR & COLGAN
BUILDER	WINDSOR
YEAR BUILT	1996

*\*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

Awash in natural light, this residence embodies timeless elegance with airy interiors and custom millwork, including detailed cabinetry, wall paneling, and moldings throughout. The expansive great room, accented by beamed ceilings and a stone-surround fireplace, opens to the pool courtyard through multiple sets of French doors. An intimate library alcove off the great room provides captivating views of the Croquet greensward and Polo field, as does a cozy study nestled between the first and second floors. The bright white kitchen, centered around a spacious island, connects to the courtyard through French doors and extends to a grilling porch for effortless entertaining.



## PRIVATE SUITES

Upstairs, the primary bedroom suite offers serene views over the pool courtyard through generous windows and includes a custom walk-in closet. Its light-filled en-suite bathroom, featuring dual vanities, a water closet, and a walk-in shower, opens to a private balcony overlooking the Croquet greensward and Polo field. A second bedroom shares this picturesque outlook, while a separate guest house with an en-suite bathroom and private entry overlooks the tranquil courtyard, ensuring privacy and comfort for visitors.





## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Central village on Croquet greensward and Polo field, near Clubhouse and Tennis Centre
- Three bedrooms, three full baths and one half-bath
- Two-car garage

### OUTDOOR LIVING

- Courtyard with shaded and open spaces
- Landscaping features Christmas Palms, Jasmine, and Bougainvillea
- 10' x 36' pool with integrated water fountain designed with Herpel stone surround
- Gas fire pit with seating area and grilling terrace off kitchen

### INDOOR LIVING

- Ann Sacks herringbone tile floors throughout the ground floor
- Kitchen opens to courtyard through three sets of French doors, and separately to the grilling terrace
- Kitchen is designed with large eat-in island Costa Esmeralda granite countertops
- Appliances include four Sub-Zero wine refrigerators, two U-line wine drawers with capacity for 600 bottles, and a six-burner Wolf gas range

### INDOOR LIVING (CONTINUED)

- Great room with beamed ceilings opens through French doors to the courtyard
- Gas fireplace in great room designed with a custom mantel and wainscoting above
- Library alcove next to great room with built-in credenza
- Study located between first and second floor overlooks the Polo field and Croquet greensward

### PRIVATE SUITES

- Primary suite overlooking the pool courtyard features a custom walk-in closet
- En-suite primary bathroom with two vanities opens to a private balcony overlooking the Polo field and Croquet greensward
- Guest suite with en-suite bath overlooks the Polo Field and Croquet Greensward

### GUEST COTTAGE

- Guest cottage has a private entrance from the courtyard
- Bedroom with two exposures overlooks the pool courtyard
- Bathroom designed with a 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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