

# WINDSOR



10815 CHARLESTON DRIVE



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With sweeping western views over Windsor's iconic golf course and interiors bathed in natural light, this home embodies understated luxury. Throughout the first floor, French doors with transoms above open to covered loggias and a serene courtyard with a 53-foot lap pool, seamlessly blending indoor and outdoor living. A trellised sitting area in the rear garden offers a tranquil retreat amid lush tropical landscaping. Inside, elegantly crafted millwork and custom details add timeless character to every space.

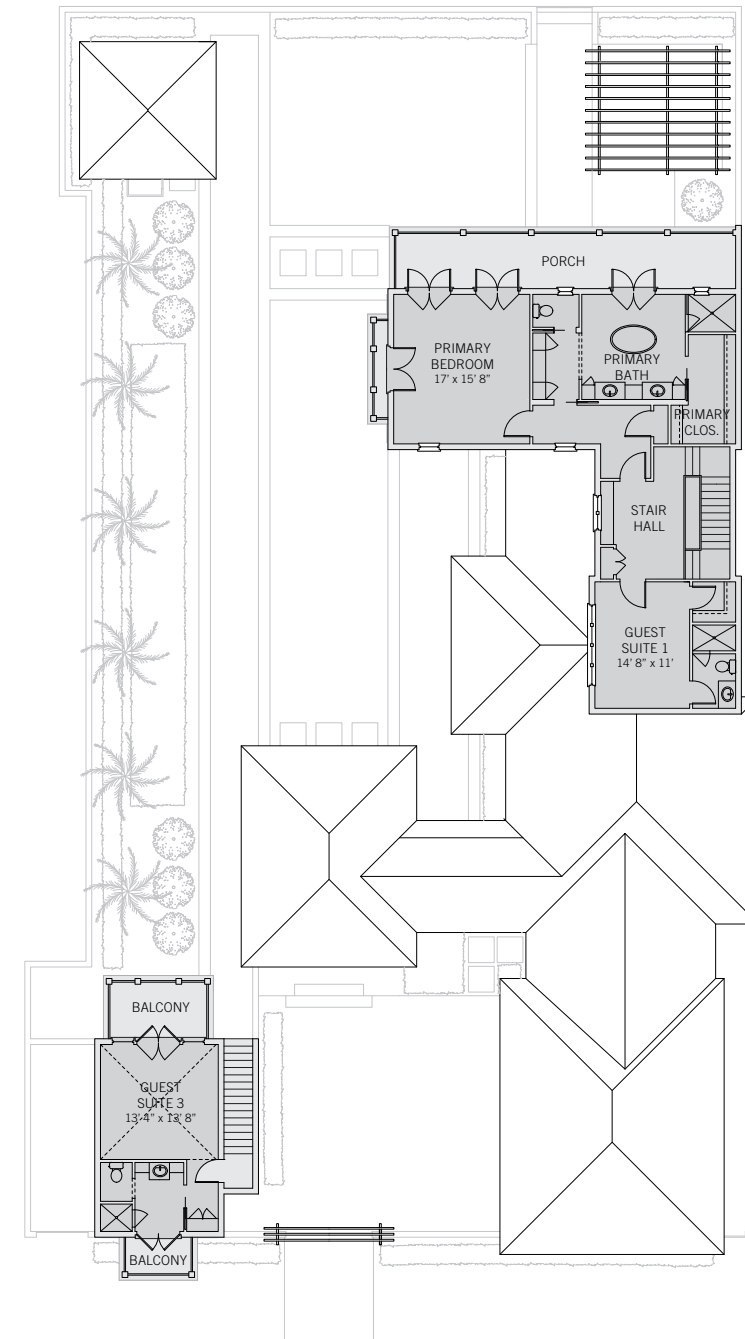
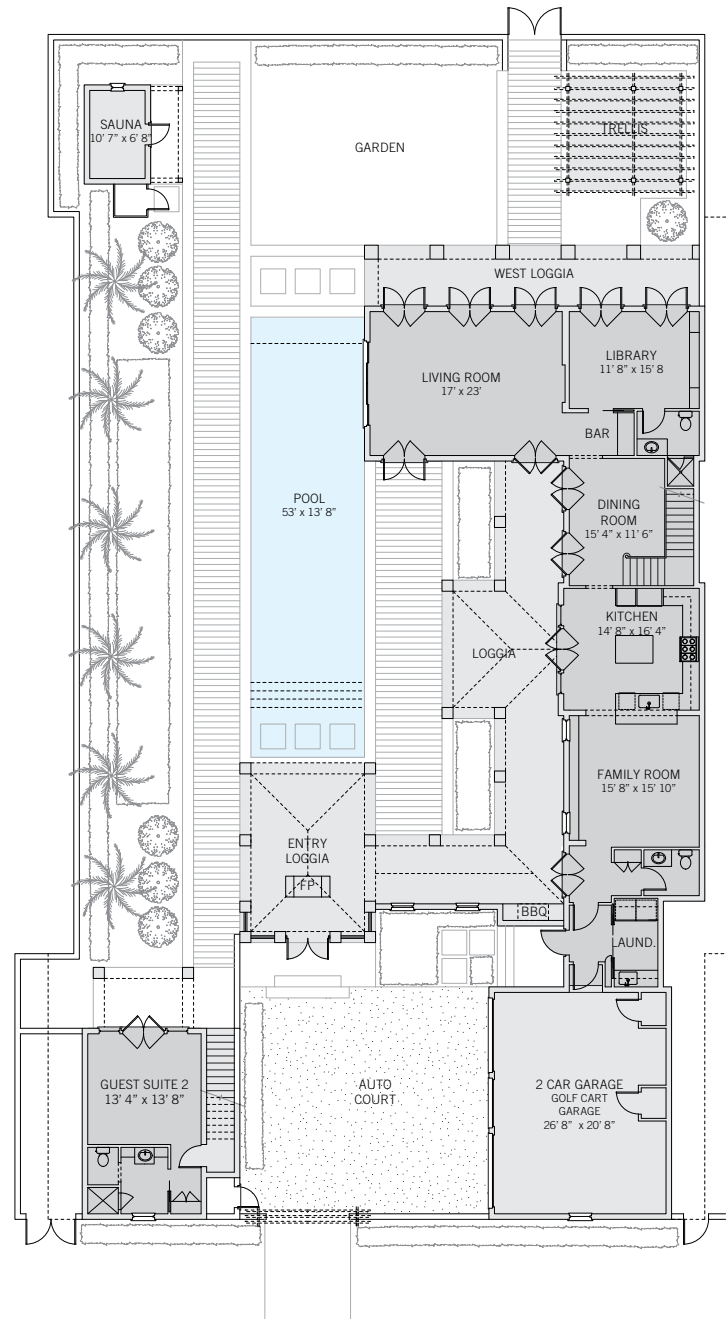
BEDROOMS	4
BATHROOMS	5 FULL, 1 HALF
A/C SPACE	3,674 SQ FT
NON-A/C SPACE	2,717 SQ FT
ADJUSTED SPACE*	5,033 SQ FT
LOT TYPE	VILLAGE FAIRWAY
LOT SIZE	11,288 SQ FT
LOCATION	BLOCK 31 / LOT 4
ARCHITECT	CLEMENS, BRUNS, SCHWAB
BUILDER	WISSEL CONSTRUCTION / RCL DEVELOPMENT
YEAR BUILT	2002 / 2016

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

## VILLAGE FAIRWAY

Located along the perimeter of Windsor's village with direct frontage on the Golf course, Village Fairway homes offer a central location along with sweeping views across the links-style fairways. Set on some of the largest of Windsor's sites, typical homes are L-shaped with a generous courtyard with a pool and cabanas. These sites can also easily accommodate expansive front courtyards.





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

Designed for both refinement and comfort, this residence embraces effortless living. The entry loggia, with its see-through fireplace, frames uninterrupted views over the pool terrace to the golf course beyond, while every main-floor room opens to the outdoors. At its heart, the double-height stair hall creates a dramatic dining space, while the living room and library open to a broad west-facing porch, ideal for capturing golden sunsets. The kitchen, featuring a generous central island and breakfast bar, flows seamlessly into the family room and onto a covered loggia, enhancing the home's connection to nature. A trellised sitting area and private sauna enrich the rear garden.



## PRIVATE SUITES

Four spacious bedrooms provide comfort, privacy, and picturesque views. The expansive primary suite is a sanctuary, its vaulted nickel joint ceiling and warm ipe wood floors exuding refined elegance. French doors open to a covered porch with sweeping vistas over the garden and golf course, while a private balcony overlooks the pool. The en-suite bath, complete with dual vanities, a freestanding tub, and a walk-in shower, also opens to the porch. A guest suite within the main home offers an en-suite bath and walk-in closet, while the charming guest cottage features two en-suite bedrooms—one with a terrace and nickel board detailing, the other with a vaulted ceiling and two balconies framing idyllic views.





## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Village location on the Golf course
- Auto court with cobblestone pavers and two-car garage with golf cart garage
- Four bedrooms, five full bathrooms, one half-bathroom

### OUTDOOR LIVING

- Rear garden with trellised sitting area adjacent to the Golf course
- 53' x 13' pool with Herpel stone and Ipe wood decking with poolside dining loggia
- Entry loggia with see-through gas fireplace and poolside sitting area
- Built-in grilling area and dry sauna with outdoor shower

### INDOOR LIVING

- Living room with sweeping views of the pool, garden and Golf course opens to the west loggia through multiple sets of French doors
- Library with custom built-in shelving and full bathroom opens to the west loggia through multiple sets of French doors
- Dining room has access to bar with custom cabinetry and opens to poolside loggia through French doors
- Open kitchen-family room connected by an elevated breakfast bar

### INDOOR LIVING (CONTINUED)

- Kitchen with Silestone countertops opens to poolside loggia through French doors
- Family room with up-light crown molding opens to poolside loggia

### PRIMARY SUITE

- Primary suite with a large, covered porch overlooking the Golf course and a balcony overlooking the pool
- En-suite primary bathroom with two vanities, a freestanding bathtub, walk-in shower and water closet opens to the porch through French doors
- Walk-in closet

### GUEST SUITE

- Second-floor guest suite with walk-in closet and en-suite bathroom with walk-in shower

### GUEST COTTAGE

- Ground-floor bedroom with en-suite bathroom opens to a private terrace overlooking the garden and golf course
- Second-floor bedroom with a vaulted ceiling and en-suite bathroom opens to a west-facing balcony overlooking the garden and an east-facing balcony overlooking a tree-lined street

## 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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