

WINDSOR



10880 SAVANNAH DRIVE



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Set along the tranquil western perimeter of Windsor's golf course, this exceptional double-lot property offers sweeping eastern and southern views over the fairways toward the Village. At its heart, a gracious four-bedroom residence serves as a true sanctuary. A thoughtfully landscaped central courtyard invites moments of tranquility, while the rear pool terrace and garden provide an idyllic setting for both relaxation and entertaining, seamlessly blending indoor and outdoor living. With its enchanting ambiance and prime location, this home is beautifully suited for expansion onto the adjacent undeveloped parcel.

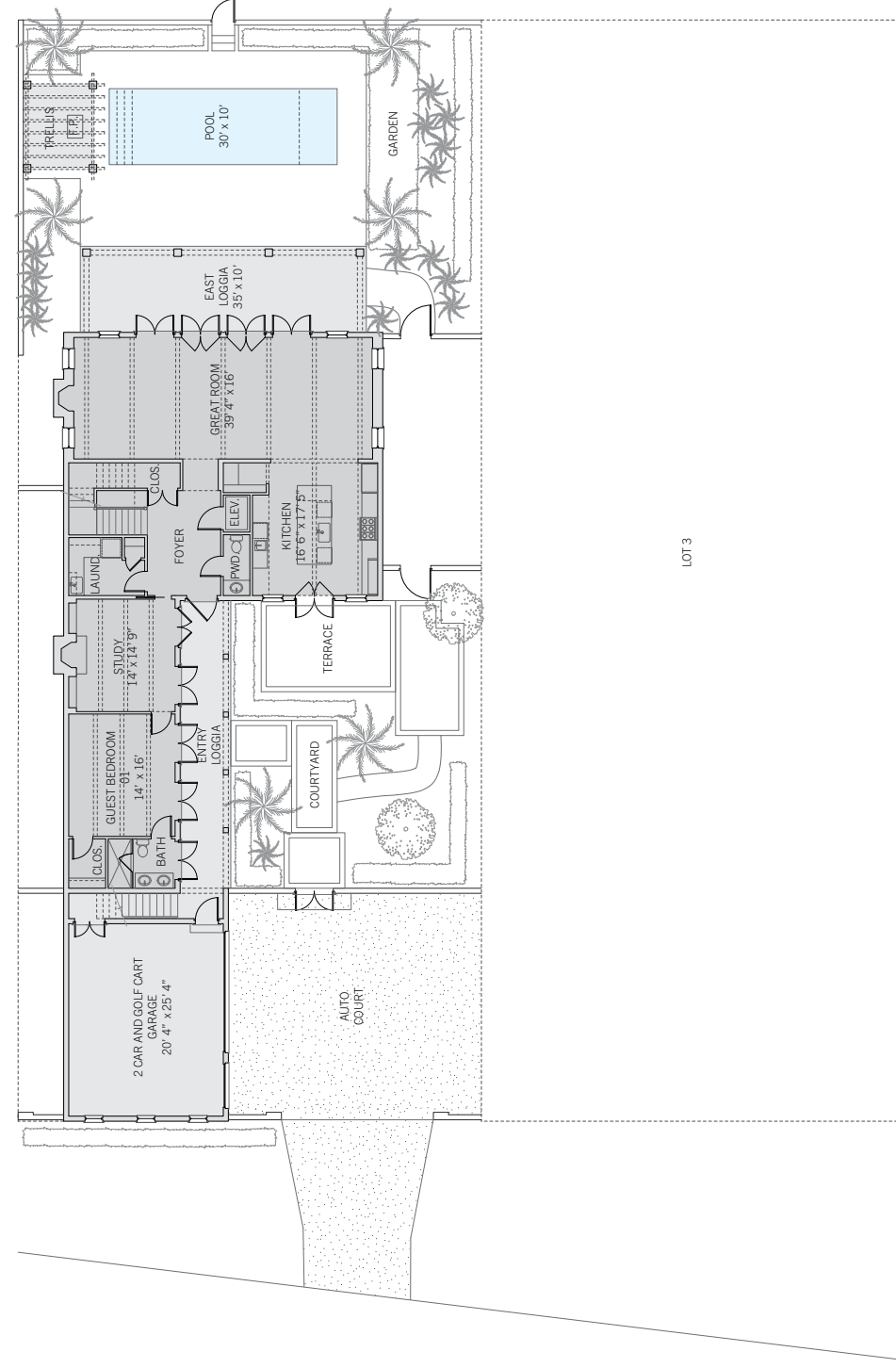
BEDROOMS	4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	4,233 SQ FT
NON-A/C SPACE	1,815 SQ FT
ADJUSTED SPACE*	5,141 SQ FT
LOT TYPE	GOLF COTTAGE
LOT SIZE	15,950 SQ FT
LOCATION	BLOCK 40 / LOTS 2 & 3
ARCHITECT	BRENNER & ASSOCIATES
BUILDER	BARTH CONSTRUCTION, INC.
YEAR BUILT	2019

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

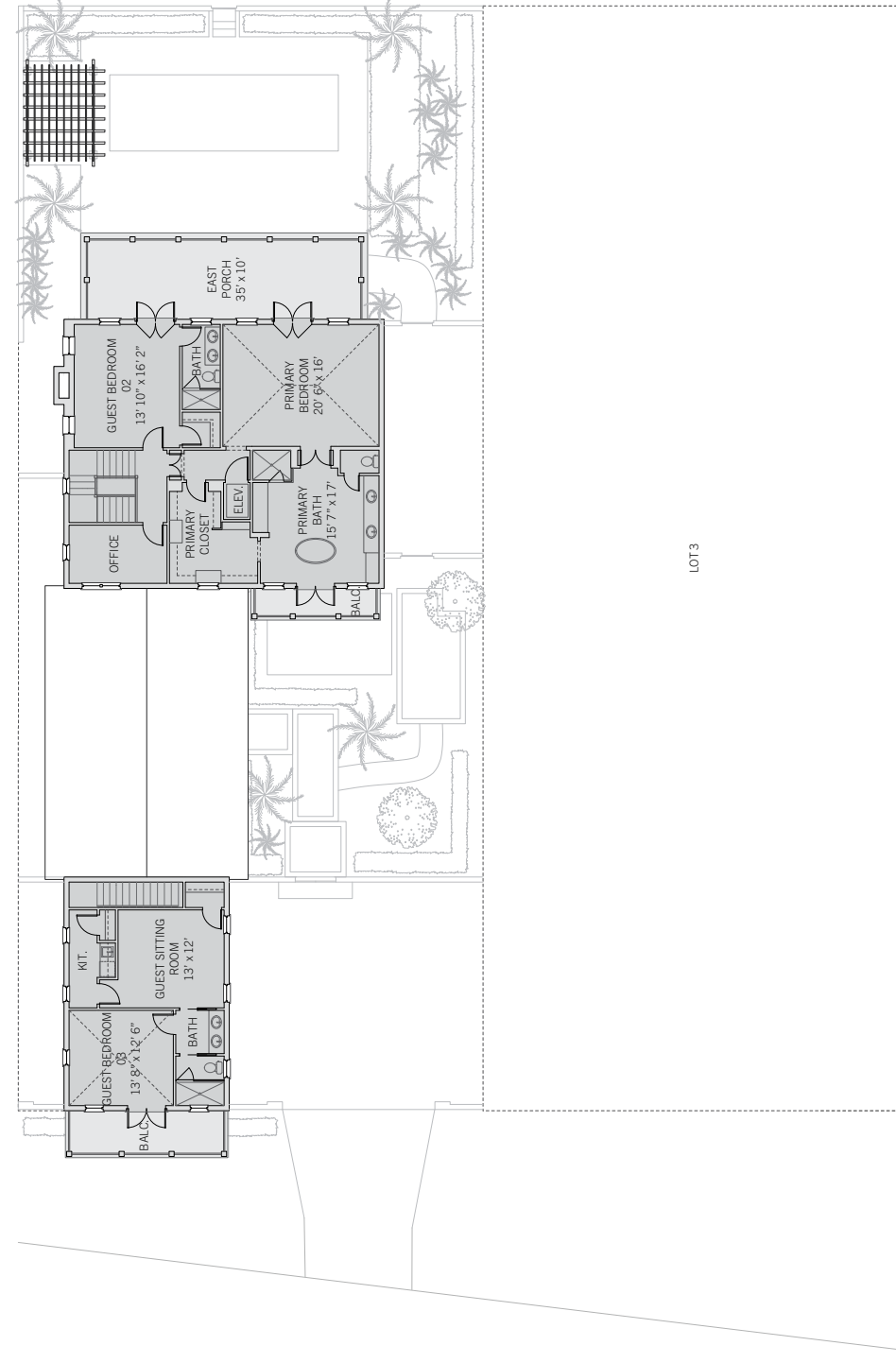
GOLF COTTAGE

Nestled between North Savannah Place and the golf course, Windsor's Golf Cottages offer magnificent southern views over the links-style course. 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 overlooking the fairways.





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 living are beautifully intertwined in this light-filled home. Entry is through its charming courtyard, which is framed by mature landscaping, with palms providing shade and bougainvillea adding color. Gravel paths and a travertine walkway lead to the dining terrace and French doors open into the bright kitchen. The inviting great room balances comfort and style with its beamed ceiling and fireplace framed in honed granite. Four sets of French doors lead to a covered loggia terrace, where eastern views overlook the golf course, and a poolside trellis offers shaded space to relax. The ground level is rounded out with a cozy study featuring a fireplace.



PRIVATE SUITES

With three bedrooms in the main home and a separate cottage, this home is well suited to accommodate overnight guests. The primary suite, accessible by stairs and elevator, occupies the southern half of the second floor. It is effortlessly elegant with a nickel-joint vaulted ceiling and French doors that open to a balcony showcasing peaceful golf course views. The en-suite primary bath is a study in serene luxury with a step-in marble shower, a Victoria + Albert soaking tub and a private balcony overlooking the central courtyard. A ground floor guest suite and second floor guest suite each feature a walk-in closet and ensuite bathroom with double vanity and step-in shower. The guest cottage is designed with a bedroom with vaulted ceiling that opens to a private balcony, a sitting room, and a kitchenette.





DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Two-lot property: main house on one lot; adjacent homesite vacant
- Four-bedrooms, four full bathrooms, one half-bathroom
- Auto court and two-car plus two-golf-cart garage

OUTDOOR LIVING

- Entry courtyard gardens, gravel pathways and travertine walkway surrounded by mature landscaping
- Herringbone brick terrace with integrated roll-down screens
- Trellised pergola with long southern views
- 30' x 10' pool with tumbled travertine paver surround with brick border

INDOOR LIVING

- Entry foyer offers long views through the home to the pool and golf course
- Kitchen with Miele and Sub-Zero appliances and large central island
- 5" oak wood floors with dark stain throughout living areas and bedrooms
- Great room featuring a gas fireplace with honed granite surround and beamed ceiling to the covered porch through French doors with transoms
- Study with beamed ceiling, built-in shelves and gas fireplace with honed black granite surround overlooks and opens to the central courtyard garden through French doors

PRIMARY SUITE

- Elevator access
- Bedroom with nickel-joint vaulted ceiling opens through French doors to a balcony overlooking the golf course
- En-suite bathroom with marble-topped double vanity, Hansgrohe fixtures, walk-in marble shower and a Victoria + Albert deep soaking tub opens to a private balcony overlooking the central courtyard
- Walk-in closet with two entrances
- Integrated "invisible" custom cabinetry hidden with decorative millwork

GUEST SUITES

- First-floor guest suite with beamed ceiling, walk-in closet and en-suite bathroom
- Second-floor guest suite with custom walk-in closet, en-suite bathroom with walk-in shower and double vanity opens to a balcony overlooking the pool and golf course
- Studio space on the second floor adaptable as kids' bunk room

CARRIAGE HOUSE

- Bedroom with vaulted nickel-joint ceiling opens to a private balcony overlooking a tree-lined street
- Bathroom with double vanity
- Sitting room
- Kitchenette with refrigerator drawer, microwave and sink

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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