

# WINDSOR



2955 HAMMOCK WAY



## 2955 HAMMOCK WAY

Set in Windsor's Village, this light-filled residence offers expansive southern views of a tranquil lake and the rolling fairways of the links-style Golf course, along with northern vistas of the Polo field and driving range. Airy interiors with abundant natural light and crisp millwork enhance the sense of space and elegance. The great room and family room open seamlessly to a pool terrace with sweeping Golf course views. Four bedrooms and four and a half bathrooms include a private one-bedroom cottage with a balcony, providing a serene retreat for overnight guests.

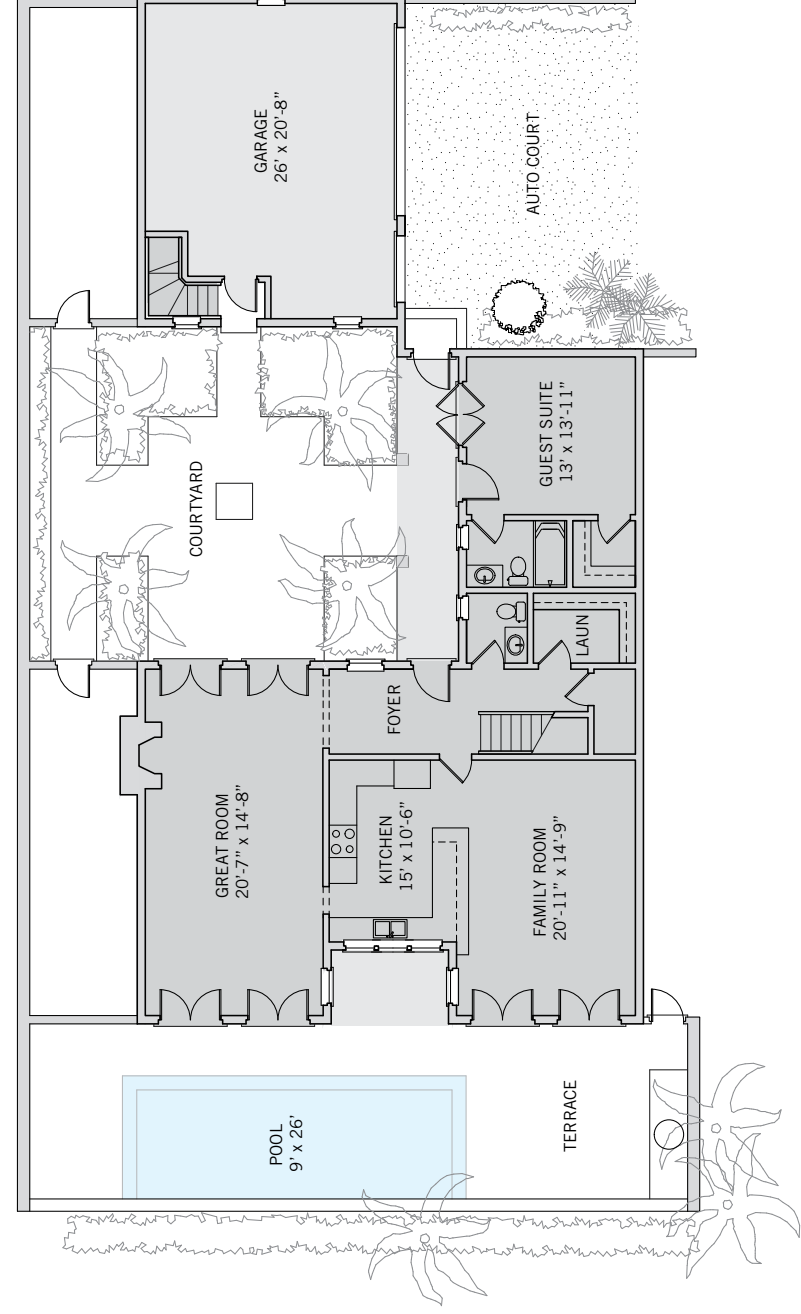
BEDROOMS	4
BATHROOMS	4 FULL, 1 HALF
A/C SPACE	3,406 SQ FT
NON-A/C SPACE	1,008 SQ FT
ADJUSTED SPACE*	3,910 SQ FT
LOT TYPE	LAKE COTTAGE
LOT SIZE	5,000 SQ FT
LOCATION	BLOCK 27 / LOT 7
ARCHITECT	LESLIE REBANKS
BUILDER	RCL DEVELOPMENT, INC.
YEAR BUILT	1999 / 2023

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

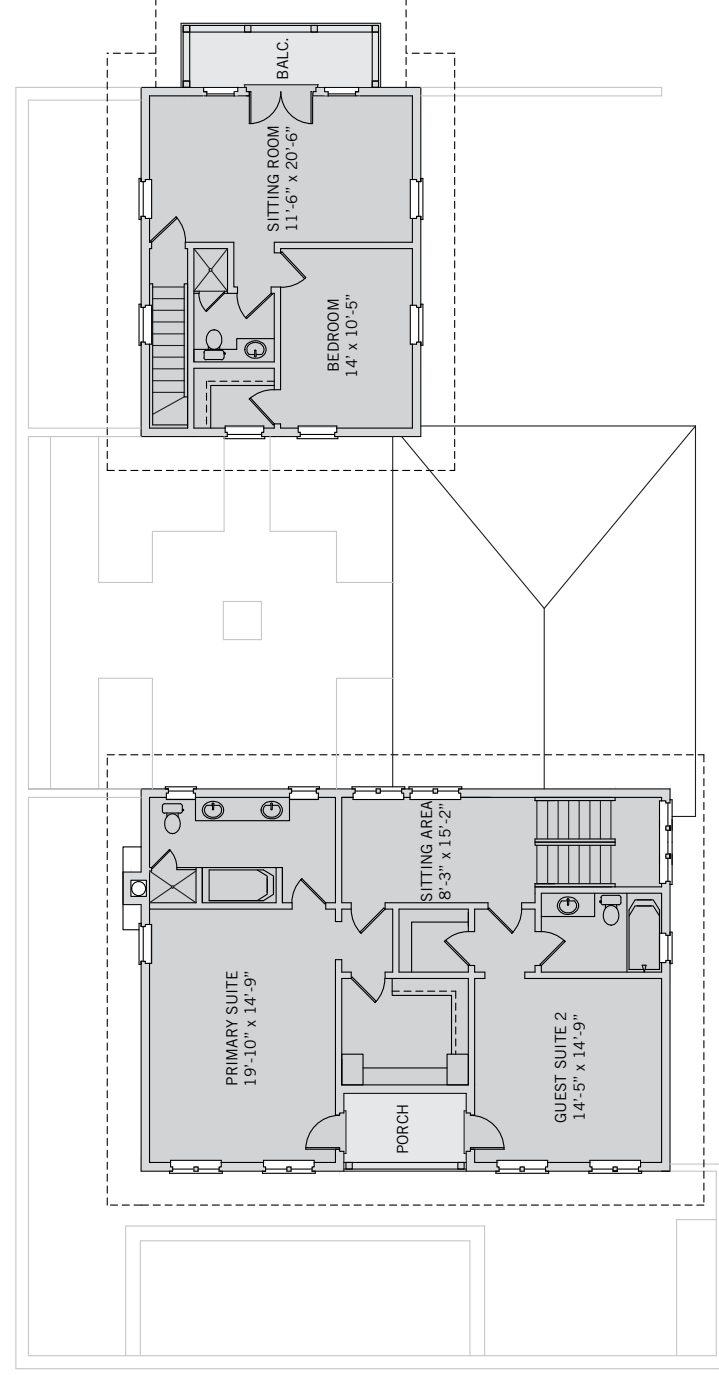
## LAKE COTTAGE

Set along Hammock Way between Windsor's iconic Polo field and one of the largest Golf course lakes, Lake Cottages offer a prime Village location with marvelous views and seamless access to all amenities. Privacy is balanced with spaciousness in L-shaped homes that wrap around an intimate interior courtyard and feature terraces showcasing panoramic southeast to southwest views over the lake and Golf course. A carriage house on the street side connects to the main home via a narrow east-side wing and the auto court is shared with the adjacent property, ensuring a spacious entry.





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.





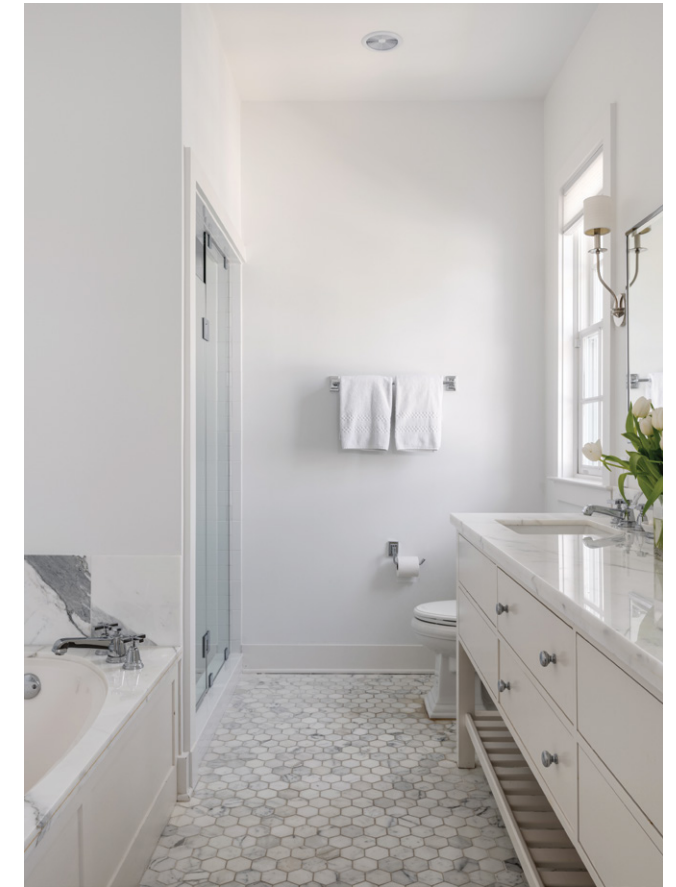
## LIVING & ENTERTAINING

Designed for effortless indoor-outdoor living, dining, and entertaining, the home's great room features a gas fireplace and opens to both the pool terrace and entry courtyard through multiple sets of French doors. The kitchen, appointed with custom cabinetry, a glass subway tile backsplash, and a bar-top counter, overlooks the lake and Golf course and flows into the family room. A sitting area on the second-floor stair landing offers charming views of the driving range, while high ceilings and painted hardwood floors throughout lend a refined character.



## PRIVATE SUITES

This thoughtfully designed residence provides four well-appointed bedrooms, ensuring comfort and privacy. The primary suite captures panoramic southern views of the lake and Golf course and opens to a shared porch. Its en-suite bathroom features Carrara marble throughout and a vanity with dual sinks, a soaking tub and a walk-in shower. A second-floor guest suite also opens to the shared porch, while a first-floor guest suite overlooks the courtyard. The carriage house includes a sitting room, bedroom, full bathroom, and a private balcony with views of the Polo field and driving range.





## DESIGN DETAILS & FINISHES

### PROPERTY & ARCHITECTURE

- Located in Windsor Village
- Four bedrooms, four full bathrooms, one powder room
- Shared auto court
- Garage for two cars and one golf cart

### OUTDOOR LIVING

- Pool terrace
- Entry courtyard with Herpel stone paving, mature palms and accent landscaping
- Covered walkway leads from auto court through entry courtyard to the front door

### INDOOR LIVING

- Painted hardwood floors throughout interior
- Great Room with a gas fireplace has two sets of French doors opening to the pool terrace and two sets of French doors opening to the entry courtyard
- Kitchen with a bar-top counter and a wall of windows overlooking the lake and Golf course is open to the family room
- Kitchen features Brookhaven white wood recessed panel cabinetry, with some seeded glass upper cabinets and a DACOR cook top

### INDOOR LIVING (CONTINUED)

- Family Room with southern exposure opens to the pool terrace through two sets of French doors
- Second-floor study overlooks the driving range

### PRIMARY SUITE

- Primary suite with panoramic southern views over the lake and Golf course opens to a shared porch
- En-suite primary bathroom with Carrara marble, custom vanity, hexagon floor tile, soaking tub and separate walk in shower

### GUEST SUITES

- Second-floor guest suite with en-suite bathroom and walk-in closet opens to the shared porch
- First-floor guest suite with en-suite bathroom and walk-in closet opens to the courtyard

### CARRIAGE HOUSE

- Direct access from courtyard
- Sitting Room opens through French doors to a private balcony overlooking the Polo field and driving range
- Bedroom with walk-in closet overlooking the courtyard and walk-in shower in bathroom

## 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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