

WINDSOR



10550 SAVANNAH DRIVE







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Set on a beautiful double lot, this expansive home features crisp Anglo-Caribbean architecture, tranquil surroundings and inspiring panoramic views. As a Country Estate, it is located on the perimeter of the golf course, is among Windsor's largest properties and enjoys the most permissive building code requirements. Highlights include formal entertainment rooms, indoor and outdoor living and dining spaces, and six en-suite bedrooms.

| | |
|-----------------|-------------------------|
| BEDROOMS | 6 |
| BATHROOMS | 7 HALF, 1 FULL |
| A/C SPACE | 8,133 SQ FT |
| NON-A/C SPACE | 3,892 SQ FT |
| ADJUSTED SPACE* | 10,079 SQ FT |
| LOT TYPE | COUNTRY ESTATE |
| LOT SIZE | 34,680 SQ FT |
| LOCATION | BLOCK 64 / LOT 5 & 6 |
| ARCHITECT | MERRIL, PASTOR & COLGAN |
| BUILDER | HALE CONSTRUCTION |
| YEAR BUILT | 2008 |

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

OUTDOOR LIVING

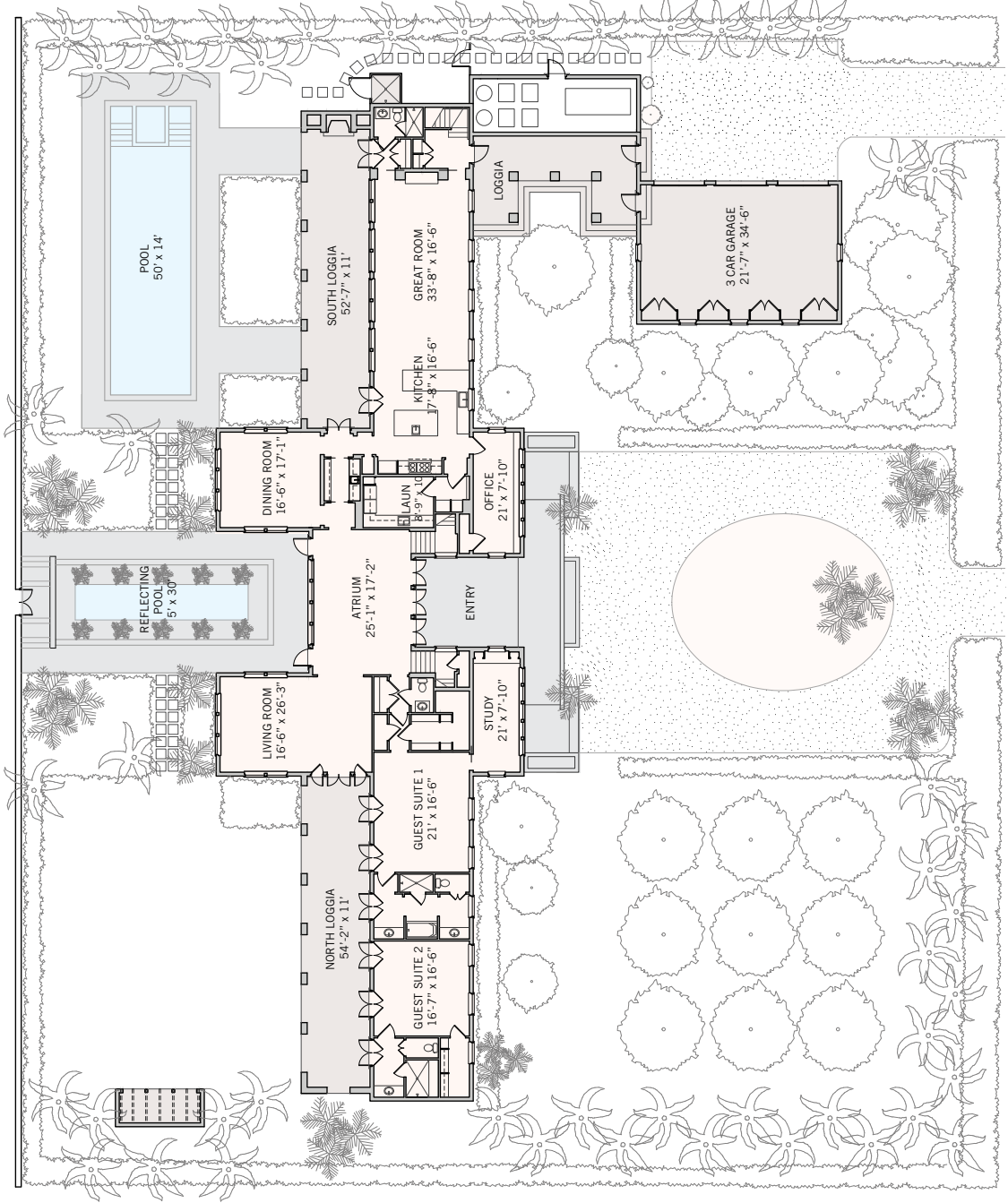
Indoor spaces flow seamlessly to spacious loggias and porches and a reflecting pool creates distinct separation between the north and south gardens. The south loggia, accessible from the great room and dining room, features an outdoor fireplace and is ideal for dining and lounging in the fresh air. Just a few steps away, the 50-foot swimming pool with spa offers cool refreshment and is large enough for swimming laps.





GROUND FLOOR

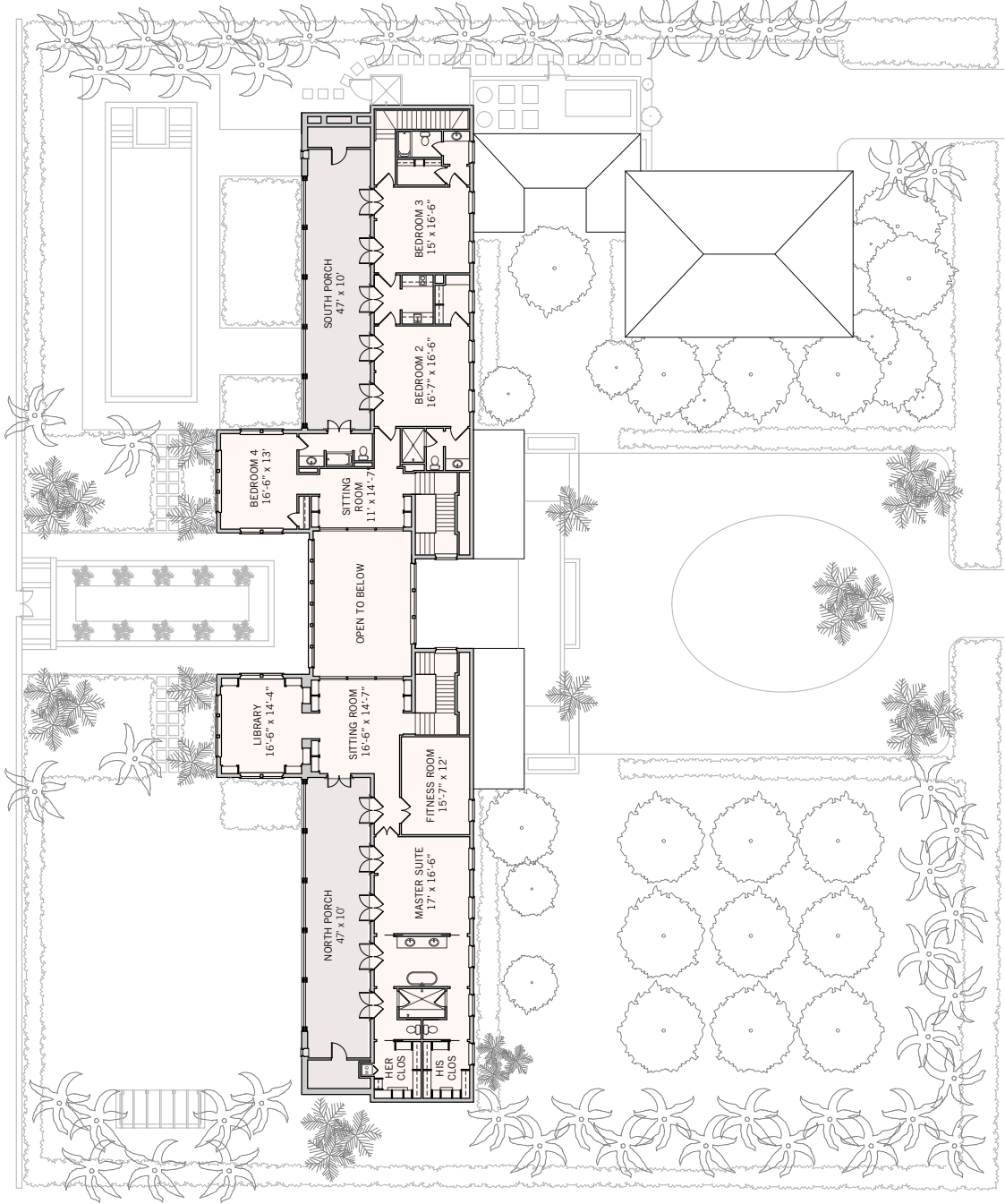
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These drawings, colors, and floor plans are conceptual only and are for the convenience of reference. They should not be relied upon as representation, express or implied, of final detail. The developer expressly reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion.

BLOCK 64 LOTS 5 & 6

SECOND FLOOR



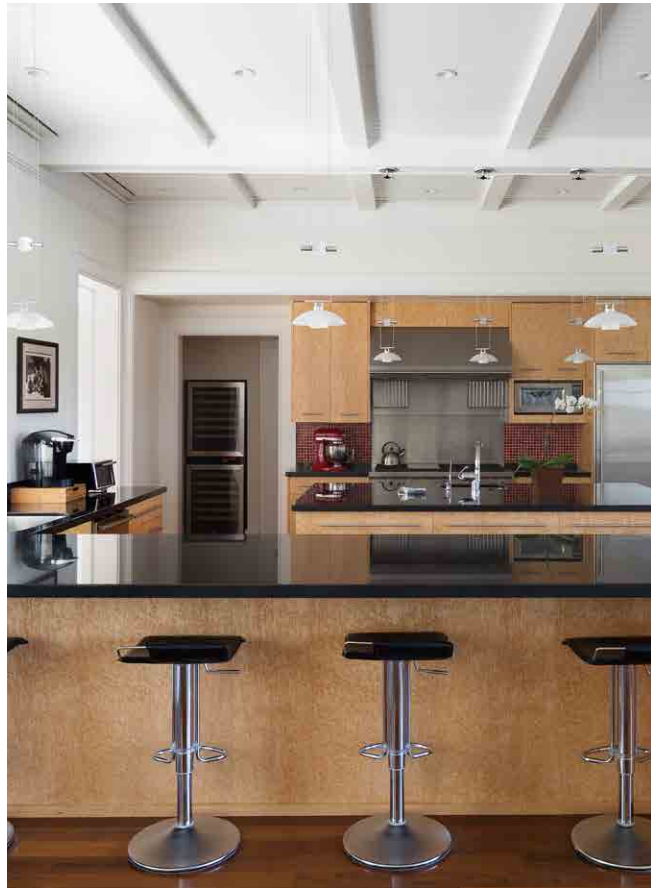


INDOOR LIVING

Abundant natural light fills this home. French doors open from the entry courtyard into a double-height atrium with vaulted ceilings. This central reception space overlooks the reflecting pool and gives access to the living and dining rooms as well as the garden. The great room features a white coffered ceiling, the warm Ipe floors seen throughout most of the home and an open-plan kitchen with a breakfast bar. French doors open to the south loggia.





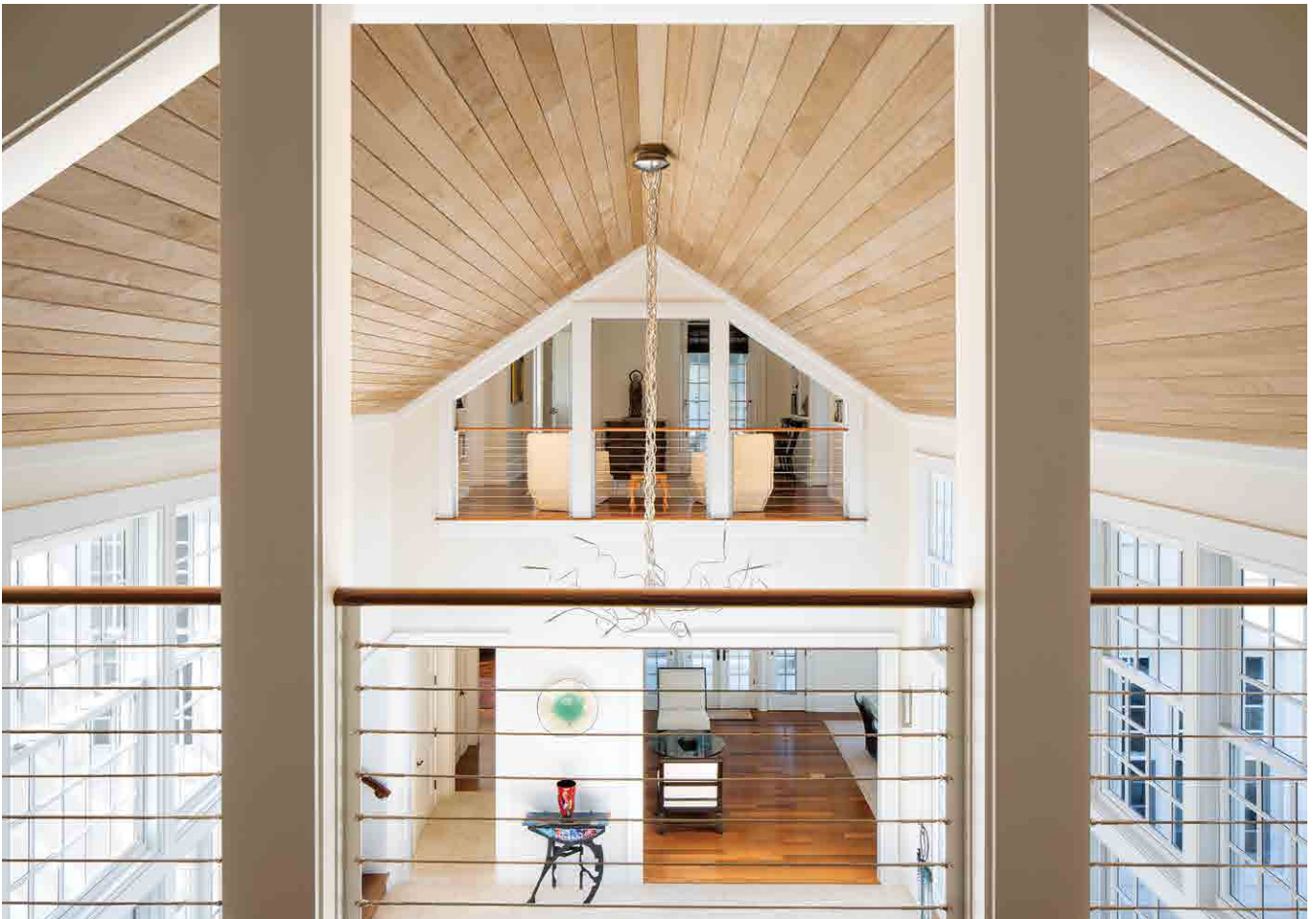
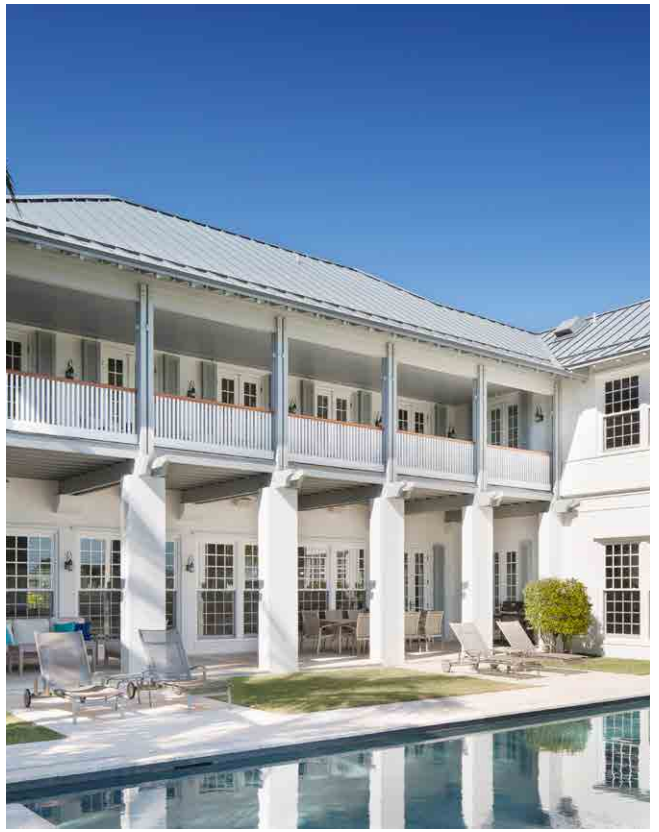


PRIVATE SUITES

The second floor of the north wing is devoted to a thoughtfully designed master suite. The bedroom and bath open to a private porch. A library with three exposures overlooks the golf course, garden and reflecting pool. The suite also has two walk-in closets, a fitness room, and a sitting room. The south wing offers a sitting room and three additional en-suite bedrooms, all with access to a porch. There is an option to create a ground-floor master suite.







DESIGN DETAILS & FINISHES

PROPERTY & ARCHITECTURE

- Lake, golf course and sunset views
- Sited on a double lot with citrus trees
- Two wings connected by a double-height atrium
- Three-car garage

OUTDOOR LIVING

- Loggias paved with River Rock and limestone borders
- Deep second-floor porches with Pau Lope decking, HardiPlank siding and beadboard ceilings
- Reflecting pool centered on the atrium
- Swimming pool with spa overlooks golf course and lake

INTERIOR FINISHES

- Ipe and limestone flooring
- 8-foot solid wood doors
- Tongue and groove wood ceilings

KITCHEN

- Custom Maple Burl cabinetry
- Absolute black granite countertops with red glass tile backsplash
- Appliances by Wolf, Sub-Zero, Miele and GE Profile
- Water filtration system

BUTLER'S PANTRY

- Sink
- Marvel wine refrigerators
- Sub-Zero Ice Maker

MASTER SUITE

- Vaulted tongue and groove ceilings in bedroom and library
- Master bathroom finished in Thassos marble flooring with Waterworks Celeste border, Waterworks glass tile accent walls and honed Thassos marble countertop

GUEST WING

- Three bedrooms with en-suite bathrooms
- Kitchenette with refrigerator, sink, cooktop, microwave and dishwasher

CONSTRUCTION & TECHNOLOGY

- Concrete block with smooth stucco and HardiPlank siding
- Weather Shield windows
- Impact-rated doors/windows or storm shutters/panels
- Linear diffusers A/C system in main living rooms and master bedrooms
- Generator and lighting system
- Central audio-visual system with built-in speakers

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 425 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 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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