

Royal Palm Yacht & Country Club



312 Coconut Palm Road | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Waterfront Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

www.RoyalPalm.com

INTERIOR FEATURES

- Modern Classic design with custom details and features
- Front entrance with solid mahogany and glass detail door opening to a grand foyer entry with wrapping wood stairway featuring custom metal, glass, and wood railings
- Volume ceilings with oversized custom moldings and 11" plank oak hardwood floors (7" on second floor)
- Formal dining space with custom chandeliers, lux metallic wall paper, ceiling and wall panels with wood details
- Library/Office with custom built-ins and large two-sided desk, two sets of solid pocket doors, and custom wood detailing on ceiling and moldings
- Club Room with decorative ceiling, billiard's table, media space with 85" mounted Sony TV with complete surround sound system and motorized window shades
- Custom fully equipped bar with custom glass and metal shelves, marble back splash, Dekton counters, sink, U-line ice maker and refrigerator
- Walk-in temperature controlled wine room with custom wire racking system
- Great room features a gas fireplace with marble surround, custom chandelier, and detailed wood ceiling
- Second floor media room with custom barn-style glass and wood sliding doors, mounted 75" Sony television, custom wood feature walls and shelving, and large sliding glass doors opening to a marble balcony with endless water views

GOURMET KITCHEN & LAUNDRY

- Light and bright dream kitchen with white wood custom cabinets, custom porcelain tile back splash, Calcutta marble counters, and two large islands - one with counter-height seating
- Wolf double wall oven and natural gas 6-burner cooktop with griddle and double ovens, SubZero refrigerators and freezer, Bosch dishwashers, cooling drawers and two full-sized sinks, walk-in pantry
- Butler's pantry with marble counters, and custom storage
- Deluxe first and second floor laundry rooms with Electrolux washer and dryers, stone counters with sinks and glass tile backsplash, custom wood cabinet storage, hang-dry area with garment rack, and ironing boards

MASTER SUITE & BATH

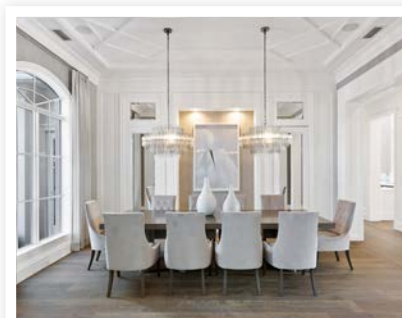
- Spacious master retreat with wood floors, fully-equipped breakfast bar, detailed tray ceiling and sliders opening to large covered marble balcony
- Luxurious His & Hers separate baths with marble counters and floors water closets and storage
- Her bath has elegant freestanding soaking tub, large frameless glass shower, oversized vanity with make-up section, and water closet
- His bath has large frameless glass shower with bench, large vanity and private water closet
- Large separate His & Her walk-in closets with custom built-ins, lighting and storage off their respectable bathrooms

EXTERIOR FEATURES

- Infinity edge resort style pool heated with mosaic glass details, hot tub, sun shelf with seating, and elegant marble deck
- Summer Kitchen with bar seating, built-in Alfresco BBQ, refrigerator, sink, and stone counters
- Sunbrite 55" waterproof outdoor television mounted in summer room
- Multiple covered loggia seating and entertaining area
- Outdoor shower
- Marble dock with water and power
- Gated driveway with sealed stone pavers
- Front yard has sod and backyard has artificial turf
- Professional exterior waterproofing at all door and window openings
- Landscape, landscape lighting, and irrigation professionally designed

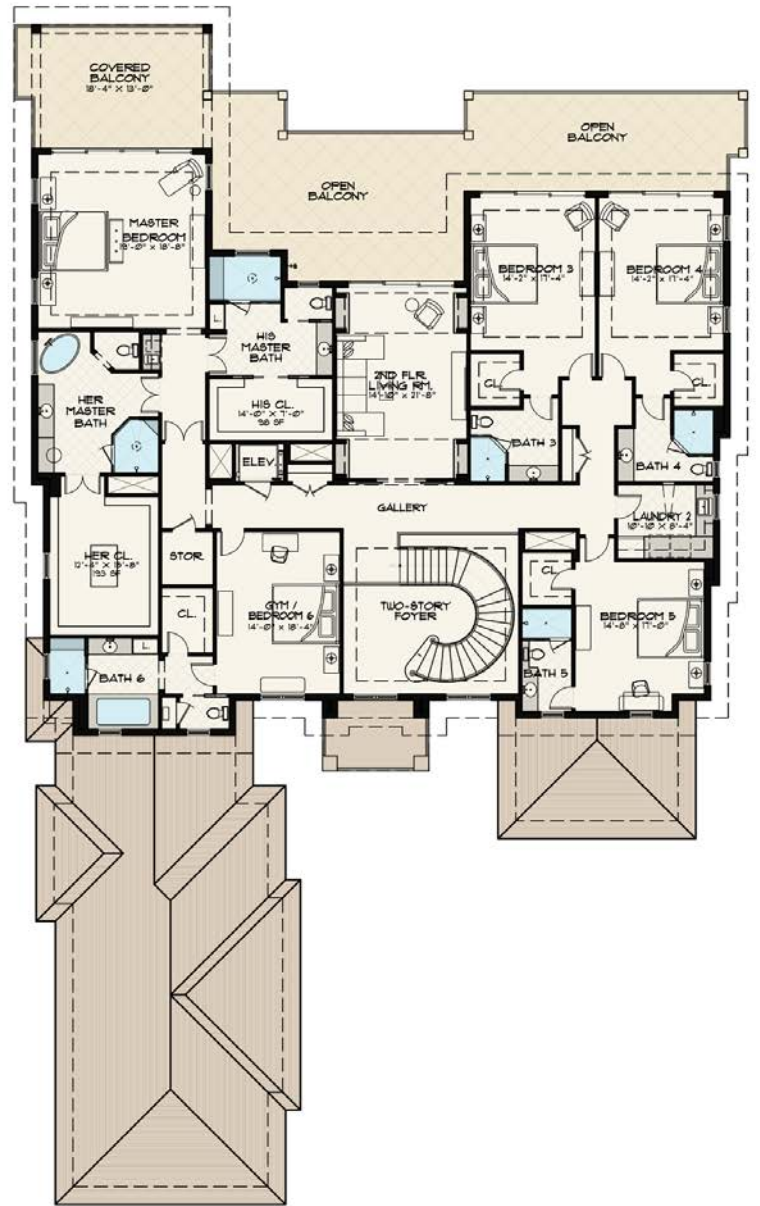
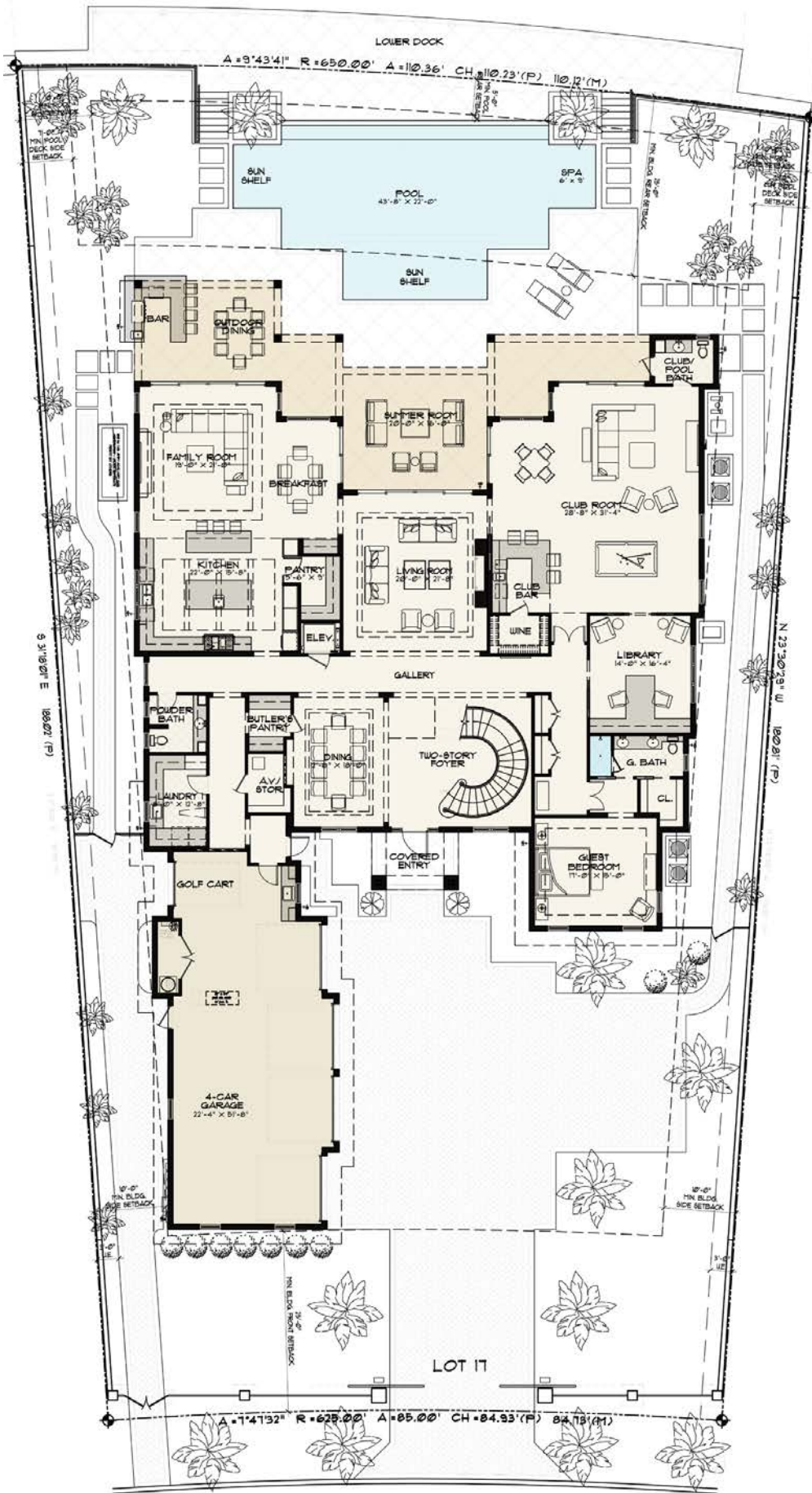
ADDITIONAL FEATURES

- Complete one-year builder's warranty on the entire home by SRD Building Corporation
- Hurricane resistant home construction, including windows, exterior doors and garage doors
- 4.5 car high-lift garages with air conditioning, finished floors, storage, and ready to accommodate car lifts
- Structurally superior slate cement roof tiles
- Vantage one-touch lighting system
- Crestron smart-home system with remote phone and tablet controls
- Sound system with Crestron speakers throughout home
- Custom shutters and electric window shades in main living areas and master suite, club room and Her bath
- Security cameras and alarm accessible by Crestron smart-home controls
- Water detection system with remote water shut-off valve
- Sony 85" mounted televisions with surround sound audio package in great room and club room
- Sony 75" mounted television in with overhead speakers in master bedroom with Crestron controls
- Elevator with white wood paneling
- Server room with custom racking system
- 5-Zone high efficiency A/C with programmable ultra-quiet bath exhausts
- Whole house natural gas backup generator
- Natural gas installed for range, pool heater, BBQ, water heater, generator and fireplaces
- Energy Smart upgraded open cell foam insulation air barrier sound reducing insulation at all walls and floors
- Tinted and laminated energy loss reducing windows
- Central vacuum



The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

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 Waterfront Estate SIGNATURE ESTATE BY SRD BUILDING CORP.	
BEDROOMS	6
BATHROOMS	7.2
YEAR BUILT	2017
LOT SIZE	85' X 188' X 110' X 180'
LIVING SQ. FT.	8,807 SQ. FT.
TOTAL SQ. FT.	11,353 SQ. FT.
GARAGES	4 + GOLF CART

NOTE: All measurements, features and specifications are approximate. The accuracy of this information is subject to errors, omissions and changes. An architect should be contacted for actual measurements, features and specifications. Not intended to solicit another Broker's listing. Royal Palm Properties, Licensed Real Estate Brokers.