

# Royal Palm Yacht & Country Club



1229 Thatch Palm Drive | Boca Raton, Florida



Office (561) 368-6200

P R O P E R T I E S

[www.RoyalPalm.com](http://www.RoyalPalm.com)

## Golf Course Estate

A NEW CONSTRUCTION CJM ESTATES HOME

### INTERIOR FEATURES

- Five Full Bedrooms, Six Full Bathrooms & Two Half Bathrooms, Three Car Garage Plus Golf Cart Garage Located on Sweeping Golf Course View Lot
- Grand Foyer Entry with Elegant Wood Stairway and Custom Iron Railings
- Club Room with Wood Beam Ceiling, Custom Woodwork, and Custom Built in Bar with Ice Maker and Refrigerator
- Library with Custom Wood Work and Custom Wall Unit
- Grand Double Sided Fireplace Between Formal Living Room & Family Room
- Breakfast Area with Doors Opening to a Covered Loggia
- Eight Foot Paneled Interior Doors and Extensive Crown Molding Throughout
- Wood Floors in All Main Living Areas
- Large Second Floor Loft/Media Room
- Custom Woodwork Throughout Home
- Designer Climate Controlled, Glass Door Wine Room
- Elevator

### GOURMET KITCHEN & LAUNDRY

- Spacious Open Gourmet Kitchen with Quartz Countertops and Custom Designed Wood Cabinetry
- Large Center Dine in Island
- Under Counter Led Lighting and In Cabinet Lighting
- Upgraded Built-In Thermador Appliances with Separate Refrigerator, Freezer, 48" Gas Range, 2 Dishwashers and Wall Oven, Microwave and Warming Drawer
- First & Second Floor Laundry Rooms with Built-in Cabinetry Front Loading Washer/Dryer Down Stairs
- Butler's Pantry Plus Walk-in Pantry

### MASTER SUITE & BATH

- Spacious Master Suite with Morning Bar and French Doors Leading to a Terrace Overlooking the Golf Course
- Large His & Her Walk-in Closets with Custom Built-in Closet System
- His & Hers Separate Master Bathrooms Imported Marble Tops and Custom Built-in Cabinetry
- Elegant Free Standing Tub

### EXTERIOR FEATURES

- Grand Brick Paver Circular Driveway with Motor Court
- Weather/Heat Resistant Roof Tiles
- Elegant Custom 11' Mahogany Entry Door
- Heated Pool and Spa with Large Sun Shelf and 2 Gas Fire Bowls Marble Pool Deck and Coping
- Covered Loggia with Fireplace, Ample Seating and Stained Wood Ceilings
- Outdoor Summer Kitchen with Built-in 36" BBQ, Outdoor Refrigerator & Granite Countertops, Large Rear Sundeck with Open Balcony and Marble Flooring

### ADDITIONAL FEATURES

- Hurricane Resistant Home Construction, Designed for Winds Up To 170 Mph, Including Impact Windows/Doors
- Control 4 Home Automation System Including Lighting Controls, Music, A/C, Cameras and Security Systems (Wired for Tv Integration as well)
- 4-Zone Efficient Carrier A/C with Programmable Thermostats and Ultra-Quiet Bath Exhausts
- Natural Gas Appliances Including Range, Pool Heater, BBQ, Fireplaces and Fire Bowls
- Energy Smart Upgraded Open Cell Foam Insulation Air Barrier in Ceilings
- Low E Energy Saving Impact PGT Windows



Presented Exclusively By

David W. Roberts - Broker/Owner



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

## 1229 Thatch Palm Drive



### Second Floor



 <b>Golf Course Estate</b> A NEW CONSTRUCTION CJM ESTATES HOME	
<b>BEDROOMS</b>	<b>5</b>
<b>BATHROOMS</b>	<b>6.2</b>
<b>YEAR BUILT</b>	<b>2017</b>
<b>LOT SIZE</b>	<b>90' X 138' X 82' X 119'</b>
<b>LIVING SQ. FT.</b>	<b>7,385 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>9,289 SQ. FT.</b>
<b>GARAGES</b>	<b>3 + GOLF CART</b>

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.