

Royal Palm Yacht & Country Club



271 Coconut Palm Road | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Waterfront Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

INTERIOR FEATURES

- Modern design with designer marble flooring and wood flooring throughout 1st floor and wood flooring throughout 2nd floor
- Impressive atrium foyer entry with stained oak pivot entry door, floor to ceiling glass windows, fire/water feature, wood lattice ceiling detail and elegant stainless steel and wood floating staircase with glass railings
- Living room/great room with corner linear natural gas fireplace, floor to ceiling porcelain and wood wall features, bar seating open to kitchen, and views of the infinity edge pool
- Elegant dining room with custom designed wood and a mirrored wall that seats 10
- Clubroom and media room with modern wood wall accents and channel lighting ceiling design
- Custom designed club bar with floating shelves, refrigerator/ice maker, sink and temperature controlled glass-walled wine room with floating cable wine racks
- Formal library/den with pocket wood door and built-ins
- First-floor master bedroom
- Custom lighting and moldings throughout
- Upstairs loft area with custom floating entertainment unit opening up to huge balcony
- Elevator with mirrored walls and upgraded finishes

GOURMET KITCHEN & LAUNDRY

- Custom, European styled, high gloss flat slab white and ebony cabinets with imported white porcelain tops with two center work islands with seating and walk-in pantry
- Stainless steel Wolf wall oven, convection oven, cook-top, microwave and warming drawer, two SubZero refrigerators, refrigerator/freezer drawer and two Bosch dishwashers
- Open kitchen into breakfast area that seats 8 with sliding glass doors overlooking the pool area
- 1st and 2nd-floor laundry rooms, both with custom cabinets white quartz counters, tons of storage, drip dry area, sinks, and Electrolux washers and dryers

MASTER SUITE & BATH

- First-floor master suite with natural gas fireplace and master morning bar with sliding glass doors overlooking the pool and waterway
- Shared spacious bath with custom high gloss cabinets, white marble counters and floor, soaking tub, glass enclosed walk-in shower with rain head and hand shower, private water closets
- Huge his and her walk-in closets with custom lit shelving and wardrobe racks

EXTERIOR FEATURES

- Custom stainless steel and glass railings
- Infinity edged pool with sun shelf, spa, and fire bowls
- Porcelain patio surrounded by tropical landscaping and high-quality artificial turf grass
- Covered loggia and summer kitchen perfect for entertaining with built-in cabinetry, 36" Alfresco natural gas grill, mounted TV, quartzite counters, U-line refrigerator, sink, dining and bar seating
- Fully equipped concrete dock with porcelain deck, power, water, and direct Intracoastal and Ocean access
- Private outdoor shower
- 3 car garage with decorative bronze aluminum and frosted glass hi-lift door panels
- Entry fountain with natural gas fire and water feature

ADDITIONAL FEATURES

- Vantage lighting system
- Smart house Crestron control panels for the pool, music, lights, cameras, climate, security and more
- 4-Zone high-efficiency air conditioners with programmable thermostats and ultra-quiet bath exhausts and linear diffusers
- Natural gas installed for cook-top, pool heater, grill, water heater, generator, fire bowls and fireplaces
- Top of the line open and closed cell foam insulation and sound insulation installed at walls and ceilings.
- Air-conditioned AV closet/electronic room with a custom racking system
- Prewired at several locations for motorized window treatments controlled with Crestron system
- Full house natural gas generator
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner

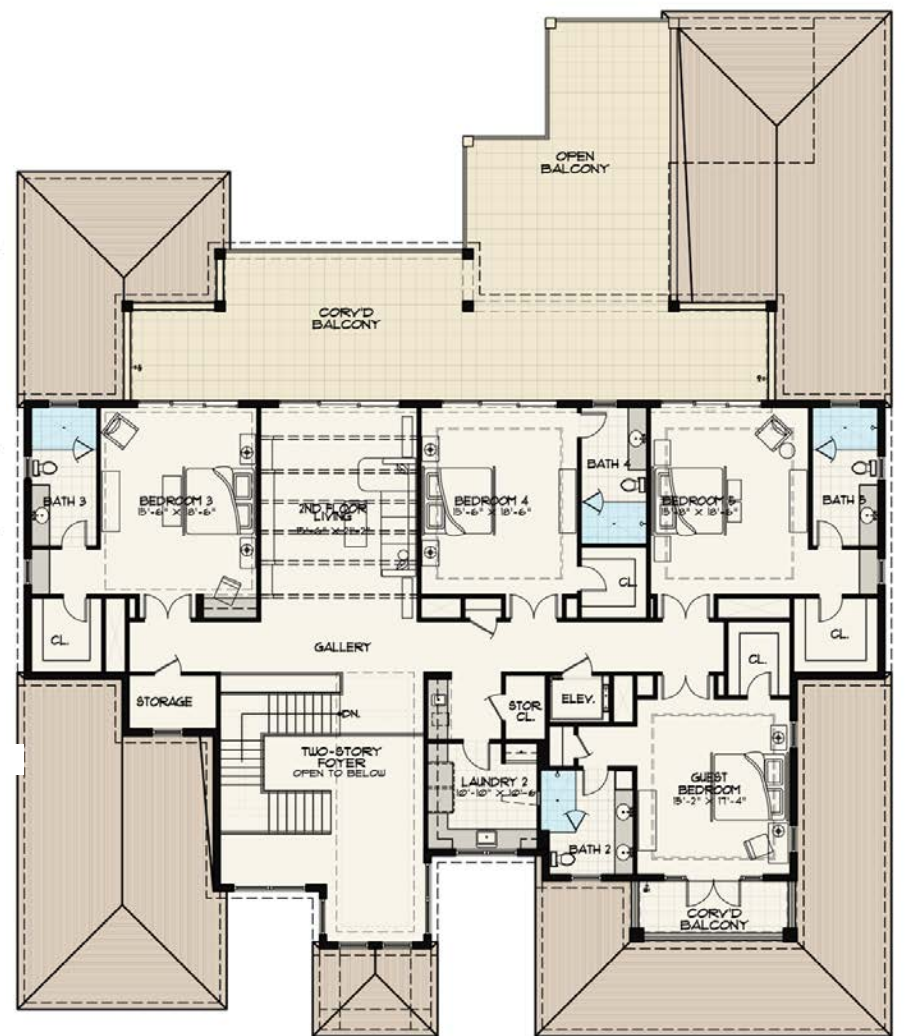


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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

271 Coconut Palm Road



Second Floor



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BEDROOMS	5
BATHROOMS	5.2
YEAR BUILT	2018
LOT SIZE	105' X 150' X 105' X 150'
LIVING SQ. FT.	8,206 SQ. FT.
TOTAL SQ. FT.	11,135 SQ. FT.
GARAGES	3 + 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.