

# Royal Palm Yacht & Country Club



320 South Maya Palm Drive | Boca Raton, Florida



Office (561) 368-6200

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

## Waterfront Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

### INTERIOR FEATURES

- Modern, warm, clean line design with open floor plan and floor to ceiling glass on the 1st & 2nd Floor with recessed motorized window shades
- Quality upgrades including Crestron smart home, custom 9' high 2-1/4" thick solid wood interior doors with concealed hinges and doorstops, recessed reglet baseboards, linear diffusers, curbless showers with linear drains, invisible trim recessed lighting and custom walnut backlit columns throughout
- Elegant 47" imported white porcelain tile throughout 1st floor running seamlessly to the rear exterior pool deck, and dark stained oak wood flooring throughout 2nd floor
- Serene atrium foyer entry with 2 story floor to ceiling glass walls and multi-level fire/water fountains on either side of the bronze aluminum pivot entry door
- Highly desirable center spine stainless steel staircase with oak treads, smoked glass railing, and wood handrail
- Library/Den smoked glass walls and door
- Living room with Neolith onyx wall and see through linear fireplace with views of the zero edge pool
- Club room/media room featuring a custom designed bar with floating shelves, SubZero refrigerator/ice maker, sink and temperature controlled glass-walled wine room with cable wine racks, and 546 bottle capacity
- Expansive upstairs loft area with walnut backlit columns, floating entertainment unit and walnut veneered walls
- Private guest suite with sitting area, oversized bathroom, and private balcony
- Elevator with large window overlooking entry fire/fountain features

### GOURMET KITCHEN & LAUNDRY

- Custom, European styled, flat slab walnut cabinets with imported white Calacatta porcelain tops, center island with seating, additional prep area, and walk-in pantry
- Stainless steel Wolfe appliances including double wall oven, convection oven, cook-top, coffee system, microwave and warming drawers, two SubZero refrigerators with refrigerator/freezer drawers and two Bosch dishwashers
- Open kitchen design leading to the dining room which seats 10 and overlooks the resort style pool area
- 1st and 2nd-floor laundry rooms, both with custom cabinets and highly durable engineered quartz and marble counters, tons of storage, drip dry area, sinks, and Electrolux washers & dryers

### MASTER SUITE & BATH

- Luxurious and sensual second-floor master suite with custom upholstered bed wall and inviting sitting area with linear fireplace
- Private balcony with sliding glass doors overlooking the pool and waterway
- Bedroom flows into the grand shared master bath/master morning bar with custom high gloss floating cabinets, white porcelain counters and walnut floors, private water closets, elegant soaking tub, his/her glass enclosed walk-in shower with steam bath feature, body sprays, rain heads, hand shower, and linear drain
- Huge his and her walk-in closets with floor to ceiling lit shelving and wardrobe racks

### EXTERIOR FEATURES

- Tropical paradise backyard with a zero edge pool with black Pebble Tec/black granite finishes with sun shelf, spa, fire bowls, and outdoor shower
- Covered loggia and summer kitchen perfect for entertaining with built-in cabinets, durable engineered marble counters, ceiling mounted TV, linear natural gas fireplace, 36" Alfresco natural gas grill, SubZero refrigerator, sink, dining, and bar seating
- White porcelain tiled patio surrounded by tropical landscaping, cabana lounge, and premium turf grass
- Sleek lined exterior railings and dock railings custom made with aluminum and tempered glass
- Equipped 99' concrete dock with porcelain deck, power, water, and direct Intracoastal and Ocean access
- Large motor court driveway with granite pavers, two gated entrances and air-conditioned garages plus golf cart garages with superior performance hurricane rated bronze aluminum and frosted glass hi-lift garage doors

### ADDITIONAL FEATURES

- Crestron upgraded lighting system with new architectural backlit lighting keypads
- Smart house Crestron control panels for the pool, music, lights, cameras, climate, security and more
- 6-Zone high-efficiency air-conditioners, four stored out of sight in the attic with programmable thermostats and linear diffusers, two garage air-conditioners and ultra-quiet bath exhausts
- 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
- Dual electric vehicle charging stations in each garage
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner



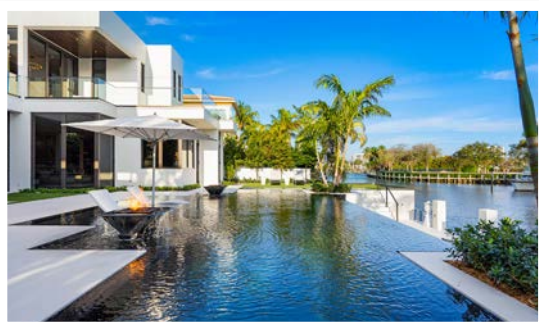
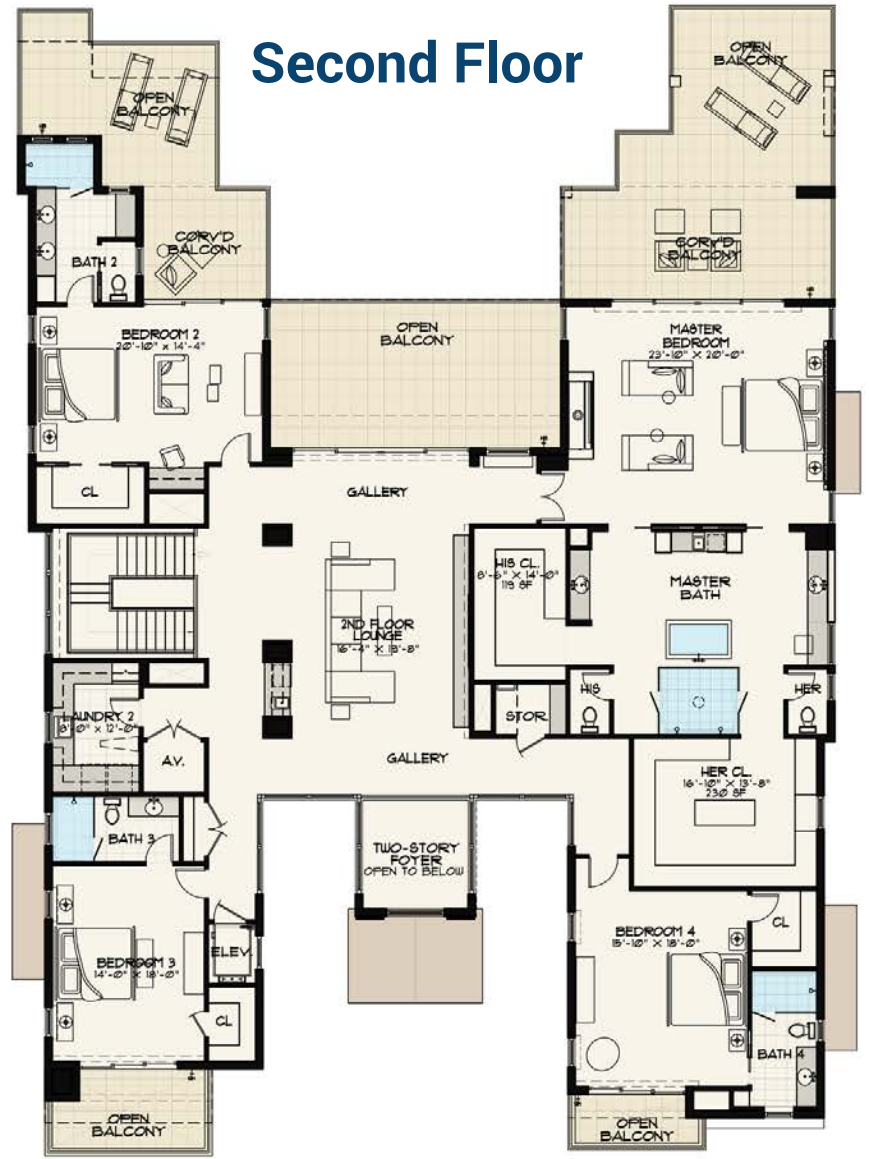
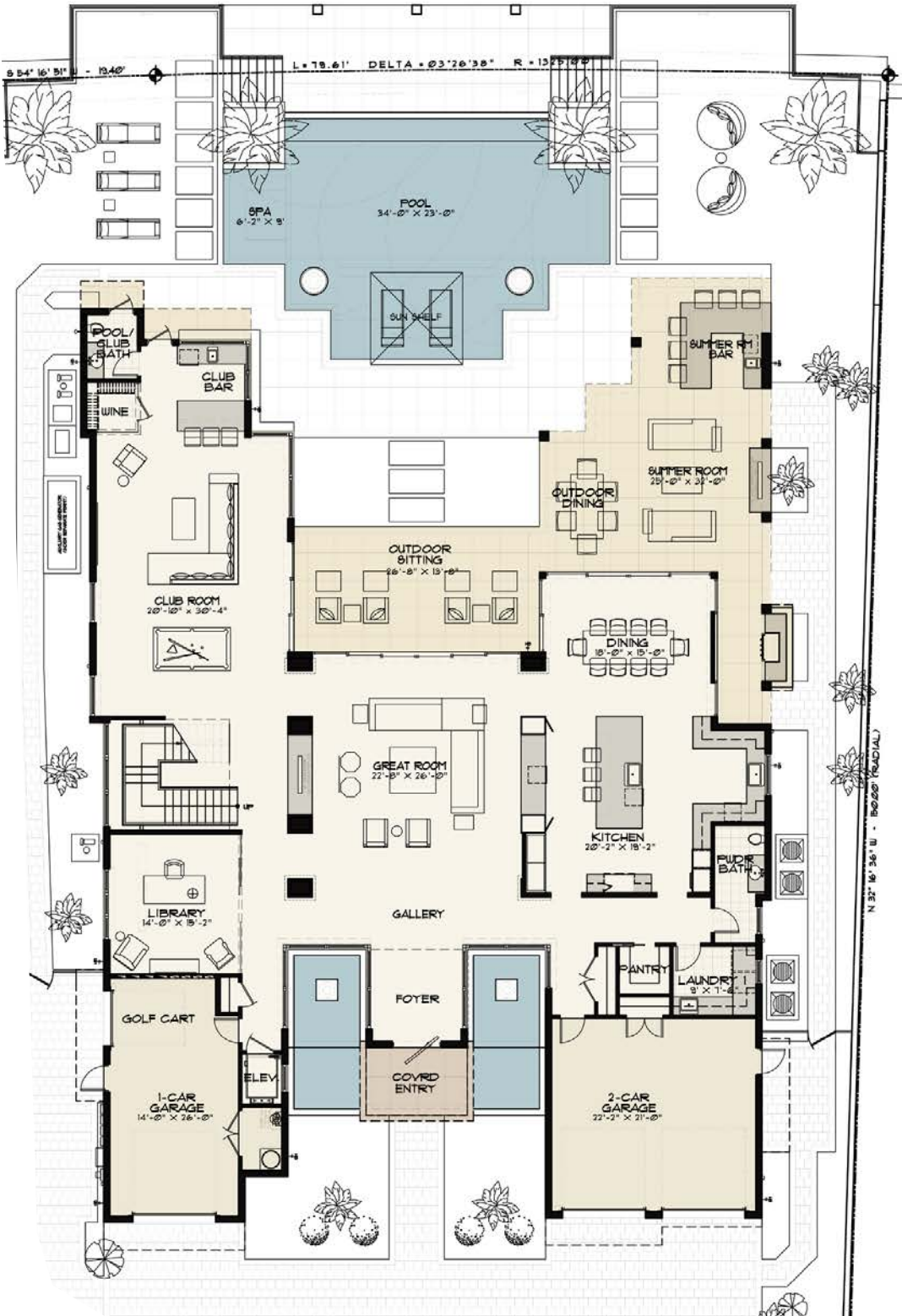
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

**320 South Maya Palm Drive**



 <b>WATERFRONT ESTATE</b> SIGNATURE ESTATE BY SRD BUILDING CORP.	
<b>BEDROOMS</b>	<b>4</b>
<b>BATHROOMS</b>	<b>4 FULL &amp; 2 HALF</b>
<b>YEAR BUILT</b>	<b>2019</b>
<b>LOT SIZE</b>	<b>90' X 150' X 99' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>7,753 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>10,426 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.