

Royal Palm Yacht & Country Club



2265 Queen Palm Road | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Interior Estate

NEW CONSTRUCTION BY GRECO BUILDERS, INC.

INTERIOR FEATURES

- 5-bedroom Modern design home with an open concept floor plan and custom high-end finishes inside and out
- Front entry has 10' solid metal doors with square glass windows that open to an unobstructed view of the pool
- Volume 12' ceilings and Reglet Architectural finished walls, porcelain tile floor, and beautiful quartz accents throughout the entire home
- Custom cast porcelain wrapping stairway with chic metal and glass railing
- Jonathan Adler light fixtures, Villeroy & Boch bathroom vanities, and Porcelanosa wall tiles with Schluter finishing
- Open concept dining space with designer chandelier
- Great room features mounted 75" 4K TV with overhead speakers and boast panoramic views of the pool through 10' wall-to-wall glass sliders
- 144 bottle glass-enclosed wine storage with custom metal wire racking
- Bonus room with surround sound speakers perfect for a theater room, exercise room, or office/den
- First-floor VIP guest suite with ensuite cabana bath and sliders to a picturesque covered patio
- Second-floor living room with mounted 4K TV, overhead speakers, and sliders to a large porcelain sundeck
- Elevator with oil-painted wood panels

GOURMET KITCHEN & LAUNDRY

- White and bright modern kitchen with high-gloss Similaquer cabinets, quartz counters and backsplash, and a sizable center island with oversized sink and large square breakfast/snack bar perfect for entertaining
- Top-of-the-line appliances: Wolf gas six-burner cook-top with hood and side-by-side wall-mounted ovens, Sub-Zero custom finished 48" refrigerator and freezer, and Bosch dishwasher
- Oversized pantry and servery located adjacent to the kitchen with two 36-bottle wine refrigerators, quartz counters, and ample built-in storage
- Deluxe second-floor laundry room with Electrolux washer and dryer, sink, storage, tile drip/pet washing station, and ironing board (garage is also plumbed for a first-floor laundry preference)

MASTER SUITE & BATH

- Inviting master suite with porcelain floors, fully equipped morning bar, ceiling speakers, and doors opening to a large private covered balcony and shared sundeck
- Luxurious master bath with frameless glass shower, freestanding sculpted soaking tub, custom double vanities with quartz counters and touch sensor lighted mirrors, and two private water closets with frosted glass enclosures
- Separate his and her large walk-in closets with custom wood built-ins, lighting, and storage

EXTERIOR FEATURES

- Heated saltwater chlorinator pool surrounded by tropical landscape with seating bench and elegant Italian porcelain pool deck (Pre-wired for spa addition)
- Summer kitchen with covered dining space, large island featuring waterfall-style quartz counters, counter-height seating, sink, refrigerator, and Minka fan
- Exterior built-in BBQ, with sizeable 36" gas grill, two additional gas burners, sink, and storage
- Lifetime warranty on all exterior cabinets
- Second covered patio with 83" stainless steel surround linear fire feature, covered seating area, and Minka fan
- Mature landscaping, outdoor lighting, and irrigation professionally designed and installed
- Outdoor shower
- Front and back high-quality artificial-turf yard
- Circular stone paver driveway

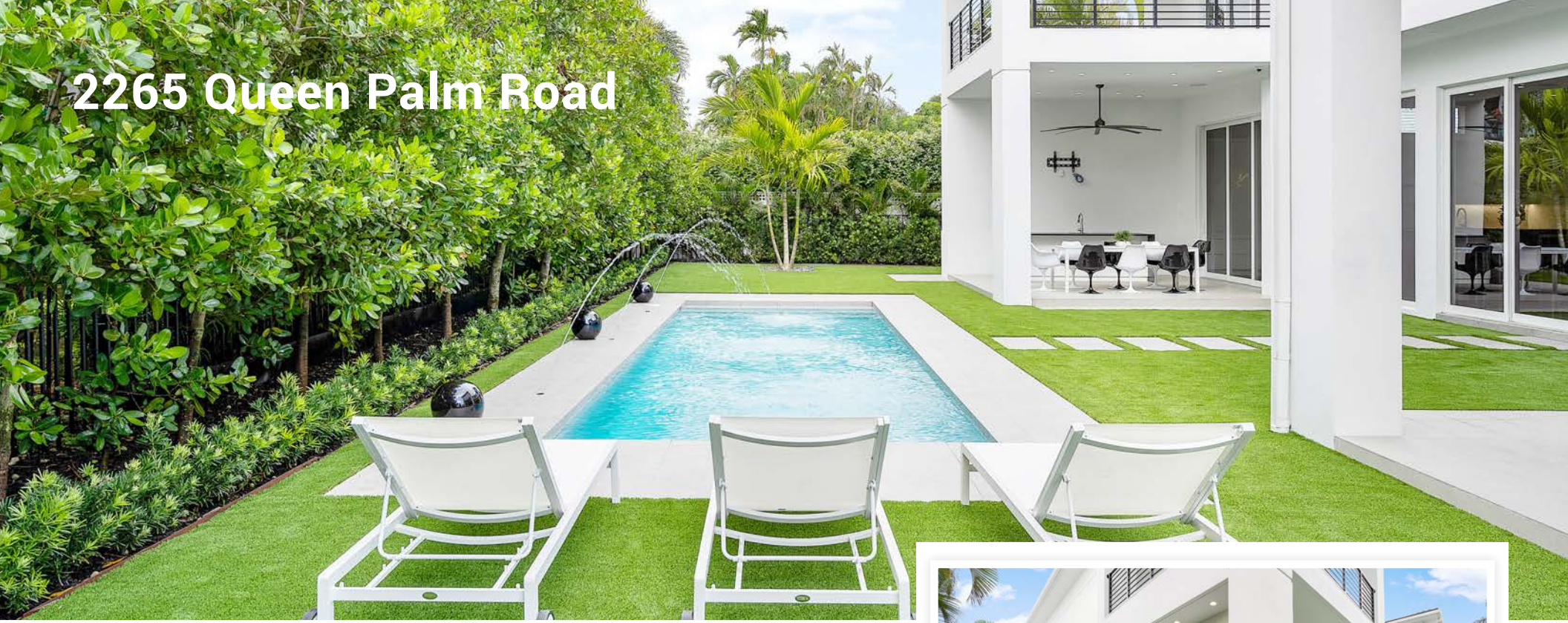
ADDITIONAL FEATURES

- Energy smart upgraded open cell foam air barrier and sound-reducing insulation in walls and between floors
- 4-car air-conditioned garage with finished floors equipped with 220-amp car charging outlets
- Whole house 48KW Generac generator
- Extended 3 year total-home builder's warranty
- Hurricane resistance home construction including windows, exterior doors, and garage doors
- Structurally superior slate cement roof tiles
- Wired for electric shades and window treatments
- Sonos speaker package with application controls throughout entire home
- Honeywell security system with alarm, motion sensors, and cameras
- Carbon, smoke, heat and water detection sensors (Upstairs Laundry room built with flood drain)
- Server/AV room with a custom racking system
- Central vacuum




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Second Floor

 Interior Estate NEW CONSTRUCTION BY GRECO BUILDERS, INC.	
BEDROOMS	5
BATHROOMS	4.1
YEAR BUILT	2018
LOT SIZE	88' X 125' X 94' X 125'
LIVING SQ. FT.	5,398 SQ. FT.
TOTAL SQ. FT.	7,667 SQ. FT.
GARAGES	4

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.