

Royal Palm Yacht & Country Club



1798 Sabal Palm Drive | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Interior Estate

A NEW CONSTRUCTION CJM ESTATES HOME

INTERIOR FEATURES

- This stylish and modern home features an elegant and contemporary layout with 6 spacious bedrooms all with ensuite bathrooms and generous closet space plus one large powder room in the main living area
- Large open floor plan with great room, gourmet kitchen, Club Room, and powder room with lit semi-precious stone counters and custom built-in temperature regulated wine storage closet
- Fine materials, finishes and craftsmanship showcase custom stained oak floors, Monet Wood marble, Thassos granite counters in kitchen, special wood finishes with granite and natural stone throughout that accentuate the modern sleek design
- Grand two-story foyer features stunning and chic custom steel, wood, and glass floating staircase
- Great room features automatically-opening floor to ceiling and wall to wall sliding glass doors for a true indoor/outdoor living experience
- Office/Study can be closed for privacy or opened to Club Room for larger entertaining space
- Custom designed Club Room bar with floating shelves, custom built-ins, refrigerator, and ice maker
- Second-floor living room with mounted TV, surround sound speakers, accompanying wet bar and sliders opening to a large sun deck
- Imported Italian light fixtures custom designed to complement the overall design
- Designer selected high-end plumbing fixtures, decorative mirrors, hardware, wall covering and lighting, featuring Pirellone, Jaclo, Newport Brass, Brizio, Kohler, and more
- Special linear air vents to enhance the modern design

GOURMET KITCHEN & LAUNDRY

- Sleek eat-in kitchen with hi-gloss veneer white cabinets, Thassos granite counters, large island with breakfast bar seating, ample storage, and a pantry
- The large center island has matching counters, sink, designer pendant lighting, and seating
- Top of the line Subzero, Wolf, Miele and Bosch stainless steel and finished appliances
- Separate dining nook with views of the garden and pool
- Upstairs and downstairs deluxe laundry rooms with front-loading washers & dryers and storage

MASTER SUITE & BATH

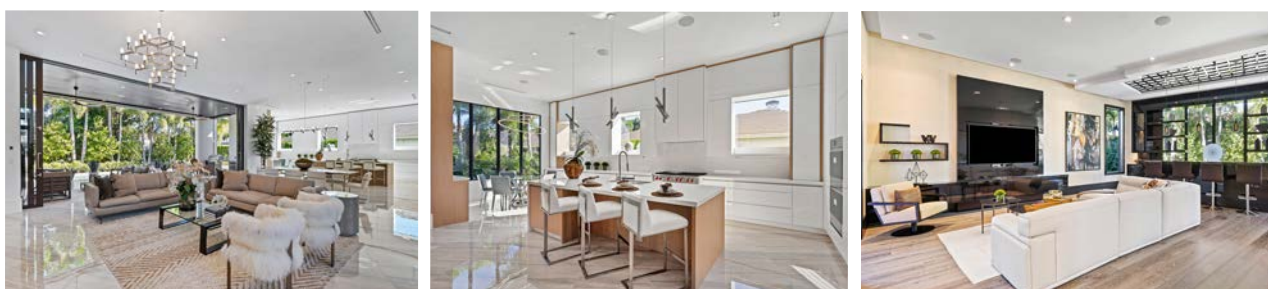
- Beautiful second floor master suite with custom lighting and two large His & Her master walk-in closets with custom wood built-ins and storage
- Her master closet features a lit mirror for perfect viewing of every outfit
- Spa-like master bath with natural stone walls and floors, double floating vanity with custom lighting, glass enclosed shower room with rainfall fixture, sculpted soaking tub, and private His & Her water closet room

EXTERIOR FEATURES

- Outdoor entertaining area with fire bowls, lounge seating, complete kitchen with custom AOG built in BBQ, heated pool/spa with sun decks
- Loggia has automatic retractable screens to enjoy the comfort of outdoors without the annoyance of bugs
- Custom cut stone decking eliminates unsightly drains
- Landscape and lighting feature mature plants and trees for complete privacy from all levels - Materials include: black Mexican beach pebbles and Oolite blocks
- Driveway and outdoor walkways are custom cut specialty limestone, lava rock, and Turkish Mayar stone
- 4 balconies: 1 located off the Master bedroom and 3 additional located off of guest suites

ADDITIONAL FEATURES

- 6,520 living sq. ft. with four separate central air zones, an automatic generator and every amenity for the discerning buyer
- State-of-the-art smart Control 4 system with remote phone and tablet controls for the pool, sound system, lighting, cameras, climate control, security system and more
- 3-car garage with epoxy granite garage floor and separate golf cart entrance
- Natural gas appliances include range, pool heater, BBQ, generator and water heater



Presented Exclusively By

David W. Roberts - Broker/Owner

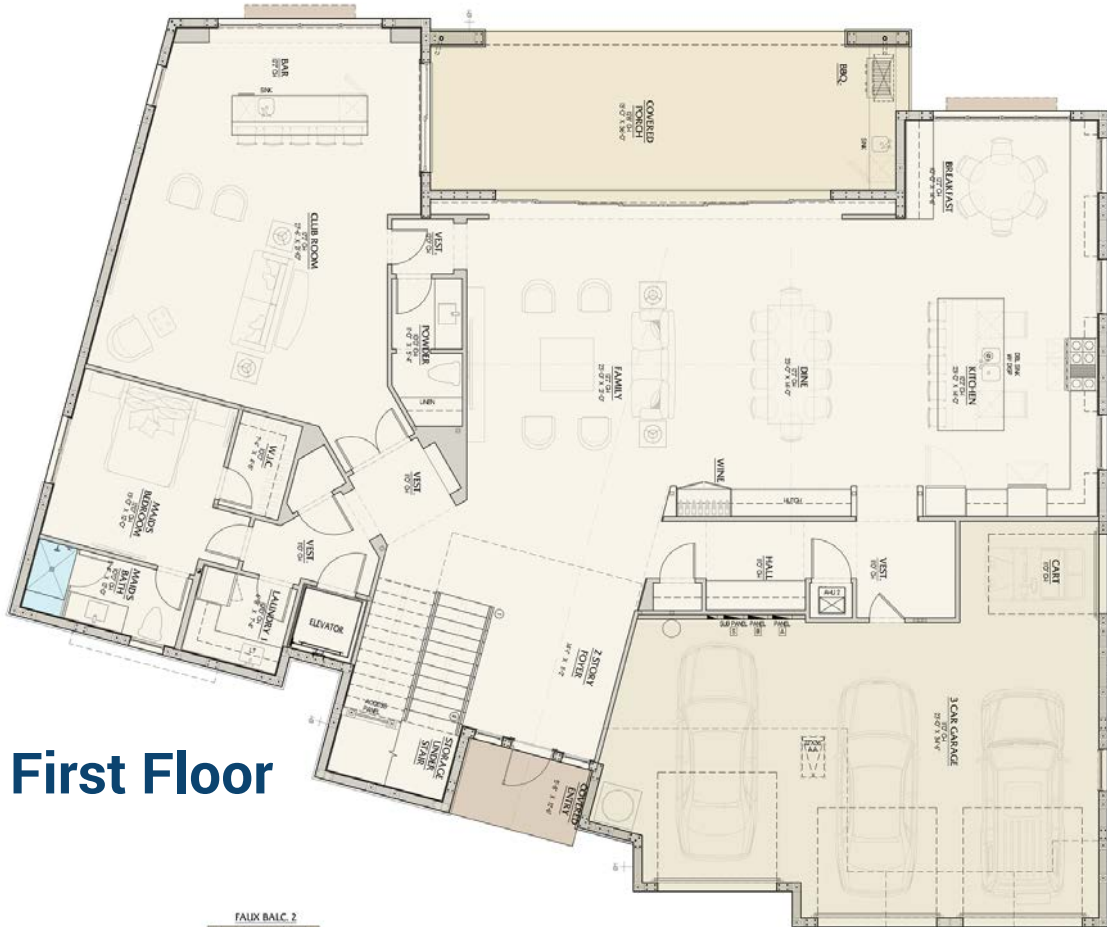


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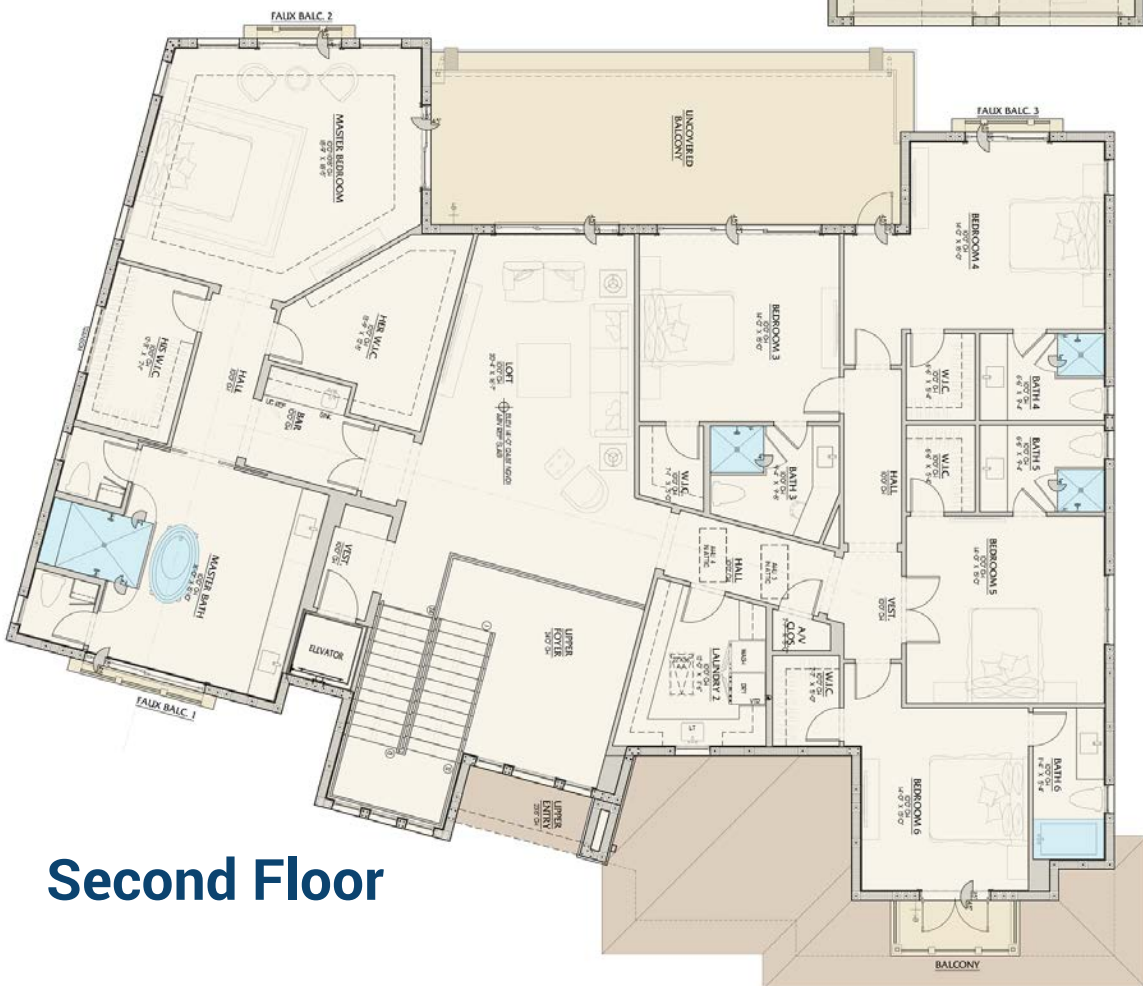
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

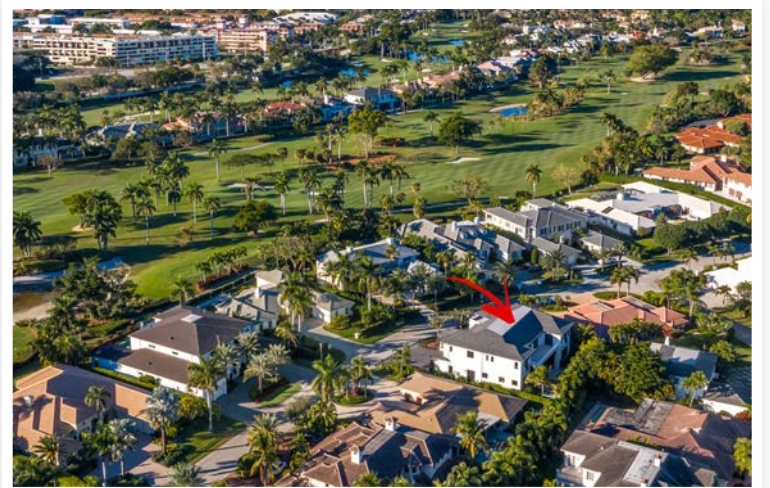
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First Floor



Second Floor



 Interior Estate A NEW CONSTRUCTION CJM ESTATES HOME	
BEDROOMS	6
BATHROOMS	6 FULL & 1 HALF
YEAR BUILT	2019
LOT SIZE	115' X 93' X 84' X 125'
LIVING SQ. FT.	6,520 SQ. FT.
TOTAL SQ. FT.	8,404 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.