

# Royal Palm Yacht & Country Club



2220 East Silver Palm Road | Boca Raton, Florida



P R O P E R T I E S

Office (561) 368-6200

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

## Interior Estate

NEW CONSTRUCTION BY J.P. DiMISA LUXURY HOMES, INC.

### INTERIOR FEATURES

- Custom built by J.P. DiMisa Luxury Homes, Inc. in with California Coastal inspired design and detailing
- White oak hardwood flooring throughout 1st & 2nd floor
- Volume entry foyer with a stained mahogany custom louvered panel and glass double door, tongue & groove stained wood ceiling, geometric foyer chandelier, and transitional custom metal railings and hardwood stairway
- Living room with linear natural gas fireplace and custom floor to ceiling surround Calacatta Supreme porcelain with custom lighting
- Family room opens to the kitchen with views of the pool and elevated "Champagne" spillover design spa
- Elegant dining room with custom designed wood moldings and mirrored wall
- Club room & Study with wood ceiling accents and designer light fixtures
- Custom bar with glass display shelves, refrigerator, sink, and temperature-controlled SubZero double wine columns with wood wine racks, and humidior
- Custom LED modern recessed lighting and oversized sleek moldings throughout
- Second-floor living room with an equipped wet bar and sliders opening to the sun deck
- Elevator with mirrored walls highest level of finishes
- Designer wall coverings in select rooms by Phillip Jefferies and Dorothy Draper
- Decorative lighting by Urban Electric Co., and Visual Comfort
- Wired at several locations for motorized window treatments with Control 4 automation system
- Central vacuum

### GOURMET KITCHEN & LAUNDRY

- Spacious kitchen featuring handcrafted wood cabinets and Cambria Quartz Brittanica countertops with custom routed edge detail, large eat-in center work island with extra side seating, Fireclay farmhouse sink, English made Perrin & Rowe bridge faucet and hand spray, "hidden" walk-in pantry with custom shelving, glass display cabinets, custom floating hood, and shiplap wall cladding accents
- Handmade pendant lighting by Urban Electric Company
- Stainless steel Wolf wall oven/convection oven, cooktop, microwave, and warming drawer, two SubZero refrigerators, Miele coffee maker, and Asko dishwashers
- Breakfast dining area with huge sliding glass doors overlooking the pool area and backyard
- 2nd-floor laundry rooms, with Hale Navy custom cabinetry, white quartz countertops, and painted cement tile flooring featuring tons of storage, Electrolux washer/dryer, and integrated wall ironing center

### MASTER SUITE & BATH

- Second-floor master suite, with vaulted ceilings clad in wood tongue & groove and beam design, master morning bar, with sliding glass doors to the balcony overlooking the pool area and backyard
- Separate His & Her master baths featuring Cambria Quartz countertops, marble floors, soaking tub, glass enclosed walk-in showers with rain head, body jets, and handheld shower (in Hers), Kohler Veil smart toilets with heated seat and wash feature in private water closets, and Kohler urinal in His water closet
- His & Her huge walk-in closets with custom built-in closet storage systems, custom lit shelving, and wardrobe racks

### EXTERIOR FEATURES

- Saltwater pool with mosaic sun shelf, Pebble Tec finish, bubbler fountains, LED changeable lighting, and "Champagne" spill-over spa with Hayward Omni Logic smart-pool system with mobile and tablet controls
- Marble patio surrounded by tropical landscaping and high-quality synthetic turf grass, automatic irrigation system, landscape lighting package, and an automatic Somfy Phantom Screen retractable screen system
- Covered loggia and summer kitchen perfect for entertaining with built-in cabinetry, 36" natural gas grill, pre-wired for outdoor TV, quartzite countertops, U-line refrigerator, sink, dining, and bar seating
- All balconies and patios feature custom stainless steel and glass exterior railings
- Private outdoor shower, decorative cement tile shower wall details, with hot and cold water
- Copper coach lights by E.F. Chapman for Visual Comfort
- 3-car garage + golf cart/NEV bay with tiled garage floors, built-in storage, and a car charging station for electric vehicles
- "Ice Grey" Marble Paver circular driveway and walkways
- High-quality, maintenance-free synthetic turf grass

### ADDITIONAL FEATURES

- Control 4 smart-home automation system for the pool, music/audio, lighting, security cameras, HVAC/climate control, home security alarm, garage doors, and more
- Climate controlled AV closet with racking system
- 4-Zone high-efficiency air conditioners with programmable thermostats, connected to Control 4 Home Automation system and ultra-quiet bath exhausts
- Natural gas installed for the cooktop, pool heater, grill, water heater, generator, and fireplace
- Cell foam insulation and sound insulation installed at walls and ceilings
- Full house natural gas generator
- Impact glass windows and doors



Presented Exclusively By

David W. Roberts - Broker/Owner



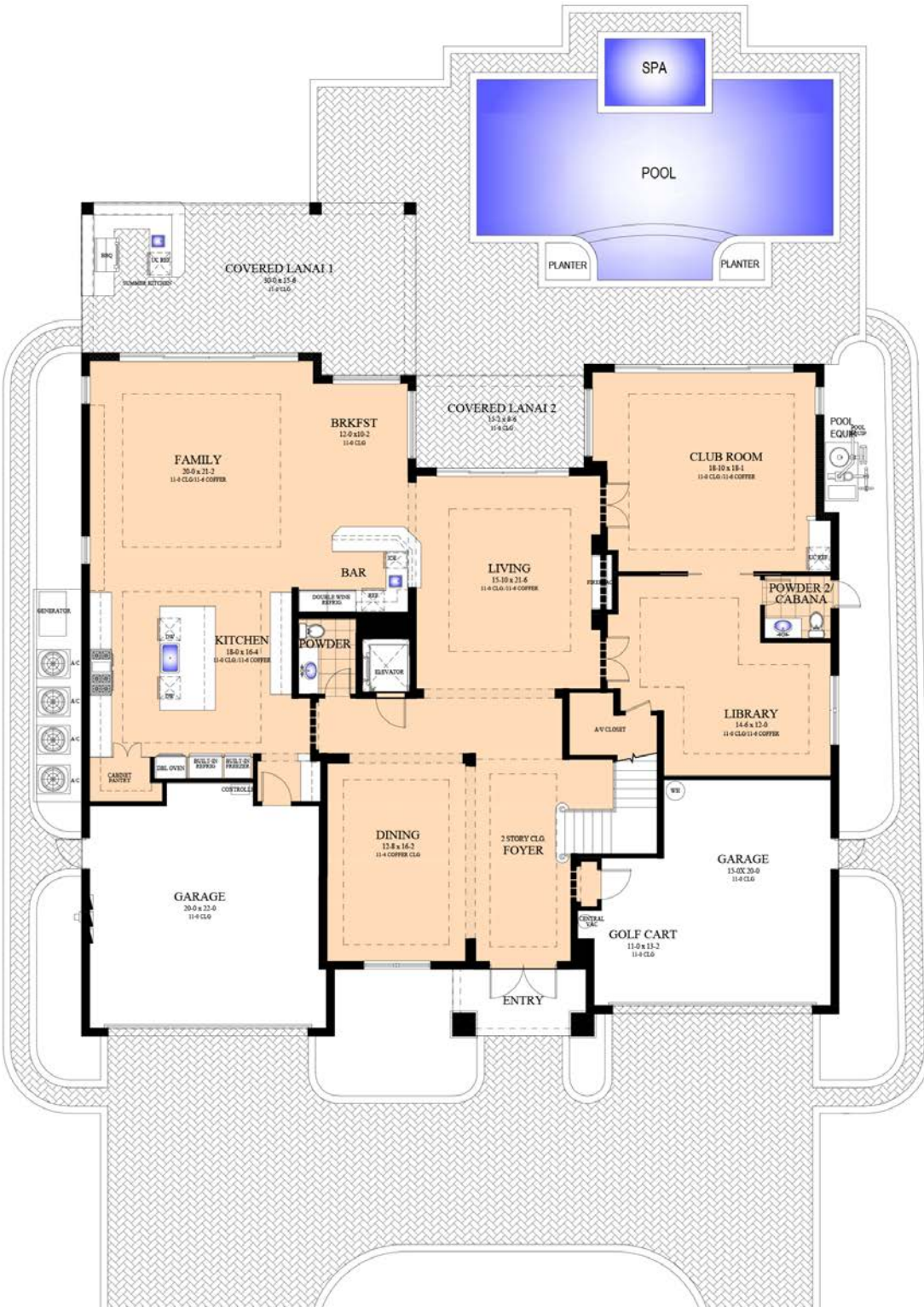
P R O P E R T I E S

Office (561) 368-6200

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

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

2220 East Silver Palm Road



 <b>Interior Estate</b> J.P. DiMISA LUXURY HOMES, INC.	
<b>BEDROOMS</b>	<b>5</b>
<b>BATHROOMS</b>	<b>6 FULL &amp; 2 HALF</b>
<b>YEAR BUILT</b>	<b>2019</b>
<b>LOT SIZE</b>	<b>90' X 125' X 87' X 125'</b>
<b>LIVING SQ. FT.</b>	<b>6,254 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>8,018 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.