

# Royal Palm Yacht & Country Club



## 1964 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

PROPERTIES

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

### Intracoastal Estate

#### INTERIOR FEATURES

- Covered entry with Pecky cypress wood ceilings, stone landing, and solid wood and glass doors with wrought iron detailing
- Grand two-story foyer entry with see-through views to the Intracoastal, coffered ceilings with hand carved details, designer chandelier, elegant marble floors, and a marble winding stairway with painted metal railing
- Volume Ceilings and custom trim and wood detailing
- The first floor has marble and Brazilian hardwood floors throughout; Brazilian hardwood floors continue in all main living areas on the second floor
- Formal living room with beautiful white wood and marble gas fireplace, wood detailing on the ceiling, linear diffused air vents, and water views of the pool
- Formal dining room with arched ceilings, designer chandelier, marble floors, white wood wall trim, and large windows with a garden view
- Temperature controlled wine room in close proximity to the dining room and kitchen
- Theater room with Runco projector and screen, reclining chairs and sofa, soundproof walls, surround sound speakers, and full snack bar
- Office has coffered ceilings, designer lighting, custom wood, built-ins, carpet, and French doors to the pool deck
- Club Room shares space with the office and theater room and has a fully equipped wet bar with counter-height seating, marble counters, and custom wood built-ins with refrigerator and storage
- Family Room opens to the kitchen for easy entertaining features a custom wood built-in entertainment center, coffered ceilings, and hardwood floors
- Second-floor loft living room with wood ceilings, exposed beam details, wood built-in with writing desk and beverage refrigerator, hardwood floors, and French doors opening to a balcony with Intracoastal views
- Fifth bedroom currently being used as a private study
- Hidden second-floor bonus room, located through the laundry room, completely finished perfect for a gym, playroom, or media room
- VIP guest quarters with a private stairway leading to a suite with a full kitchenette, vaulted wood ceilings, en-suite bathroom, and covered balcony
- Mud room with wardrobe hooks and bench storage

#### GOURMET KITCHEN & LAUNDRY

- Spacious bright white chef's kitchen with two large center islands, wood feature hood, marble counters with matching backsplash, 6-burner plus griddle gas range, three sinks, walk-in pantry, and custom wood cabinets with under-mount lighting, marble snack bar with counter-height seating, walk-in pantry, writing nook, and equipped wet bar with refrigerator and storage
- Top-of-the-line appliances: SubZero built-in refrigerator/freezer and produce drawers, Wolf 6-burner plus griddle gas range with two ovens, Wolf double mounted wall ovens and warming drawer, Miele coffee bar, and two Miele dishwashers
- Two large center islands, both with sinks, two chandeliers, contrasting marble counters, power, and storage
- Separate breakfast dining with chandelier, and surrounding views of the pool
- First-floor laundry room with sink and Miele washer and dryer; second-floor, with two sets of Whirlpool washers and dryers, marble counters and floors, garment rack, cabinet storage, ironing board, and sink

#### MASTER SUITE & BATH

- Spacious second-floor master suite with gallery entry, carpet, vaulted ceilings with designer chandelier, electric shades, custom alcoves and trim, surround sound speakers and two sets of French doors opening to a large balcony with serene views of the Intracoastal
- His & Her master baths with elegant marble floors and counters; Hers has two vanities, a glass-enclosed walk-in shower with rainfall fixtures, and private water closet. His has large vanity with mounted TV, equipped morning bar with sink, microwave and refrigerator, and frameless glass walk-in shower with rainfall fixture
- Separate His & Her closets located off their respected bathrooms with custom solid wood cabinets, additional luggage island, and lighting

#### EXTERIOR FEATURES

- Waterfront property with 100' along the Intracoastal
- Heated resort freestyle infinity edge pool with massive spa, water sprays, sun shelf, inset circular fire pit with built-in seating, mosaic & stone accents, and natural stone deck
- Summer room with coffered wood ceilings, outdoor speakers, dining space and natural stone columns
- Summer kitchen with natural gas Alfresco BBQ, sink, mounted outdoor television, storage, and large island with marble counters and bar seating
- Open sunning & seating areas
- Outdoor shower and full cabana bath with shower
- Gated backyard with professionally installed tropical landscape, lighting, and Zoysia grass
- Gated slate paver circular driveway

#### ADDITIONAL FEATURES

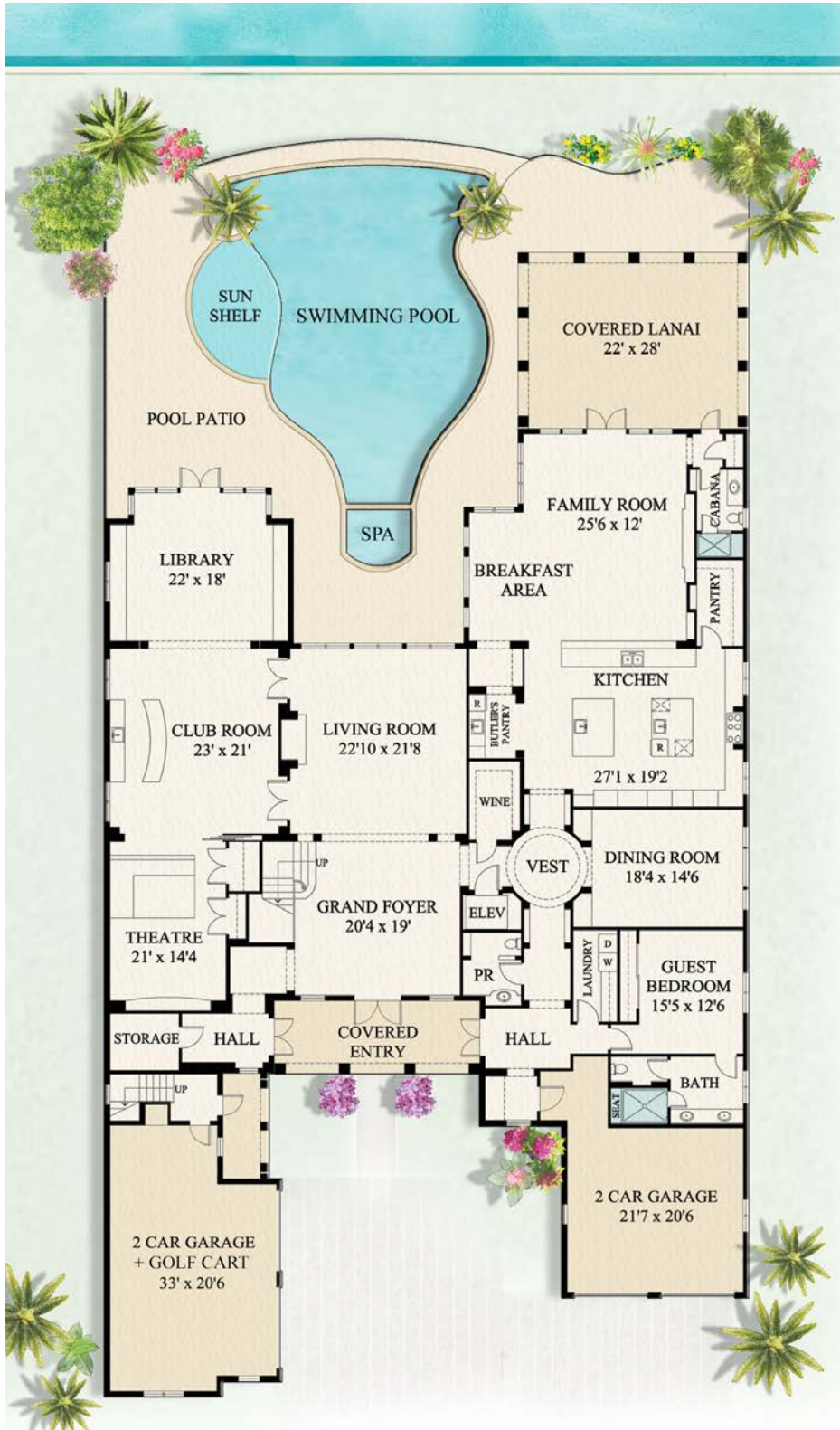
- 4-car plus golf cart garages with AC and finished tile floors, room for lifts, and wired for charging station
- Impact glass windows and doors with exterior waterproofing
- LiteTouch one-touch lighting throughout the house
- Air-conditioned AV room with a racking system
- 7 air-condition zones plus 2 garage units
- AMX video remote monitor for gated entry
- Honeywell security system with alarm, cameras, and motion sensors
- Generac whole house natural gas generator
- Natural gas to the range, fireplace, built-in BBQ, generator, exterior lanterns, and fire pit
- Central vacuum
- Elevator





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

1964 Royal Palm Way



 <b>Intracoastal Estate</b> <small>TROPHY INTRACOASTAL LOT!</small>	
<b>BEDROOMS</b>	<b>6</b>
<b>BATHROOMS</b>	<b>8.1</b>
<b>YEAR BUILT</b>	<b>2008</b>
<b>LOT SIZE</b>	<b>101' X 198' X 100' X 180'</b>
<b>LIVING SQ. FT.</b>	<b>10,815 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>15,039 SQ. FT.</b>
<b>GARAGES</b>	<b>4 + 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.