

# Royal Palm Yacht & Country Club



2314 West Maya Palm Drive | Boca Raton, Florida



Office (561) 368-6200

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

## Interior Estate

### INTERIOR FEATURES

- Solid mahogany doors open to an inviting foyer with marble inlay floors
- Volume ceilings, custom trim, and crown moldings throughout the home
- Marble floors in the living room, dining room, loggia, hallways, and laundry room
- Formal living room with high vaulted ceilings and an ornate fireplace featuring an oversized white wood mantle and surround
- Gracious dining space has a designer chandelier, marble floors, and beveled mirror feature wall
- Enclosed Loggia with impact glass, marble floors, custom sun shades, and French doors opening to the pool and garden
- Study/Bedroom has hand-printed lux wallpaper, a custom color-matched wood corner built-in, and equipped wet bar with U-Line refrigerator
- Family Room has a media built-in, wood floors, and opens to the kitchen and loggia for easy entertaining
- Guest bedrooms have ensuite with custom wood vanities, walk-in closets, plantation shutters, carpet, and dedicated AC
- Central Vacuum

### GOURMET KITCHEN & LAUNDRY

- Spacious bright kitchen with hardwood floor, center island & peninsula snack bar, granite counters & backsplash, under mounted porcelain sink, custom wood cabinets with pull-out shelves, updated hardware, and pantry
- Appliances include: Thermador stove, built-in refrigerator/freezer, KitchenAid trash compactor, commercial grade garbage disposal
- Island has matching counters, power, and storage
- Separate breakfast dining space with chandelier and surrounding views of the pool
- Laundry room has Maytag washer and dryer, sink, additional refrigerator, hamper, and built-in floor-to-ceiling built-ins

### MASTER SUITE & BATH

- Spacious carpeted master suite with large reading nook, and French doors leading to the Loggia
- Master bath features a custom double vanity with pull-out shelves, marble counters, make-up vanity, walk-in shower, separate soaking tub, water closet with Kohler commode & bidet, and Waterford adornment on drapery rod
- Built-in dressing area with storage cabinets and excellent lighting
- Master closet is a steel encased safe room with wood built-ins, garment rails, and ample storage

### EXTERIOR FEATURES

- Pool with cascading water feature, tile accents, and deck with space for dining/sunning
- Gated backyard has tropical landscaping, outdoor lighting, and irrigation professionally installed and meticulously maintained
- Several trees added around the home to provide privacy, shade, and beauty
- Additional air-conditioned storage room - could be used as a full cabana bath
- Haddock exterior light fixtures
- Poured concrete and brick paver circular driveway
- Outdoor shower

### ADDITIONAL FEATURES

- 2-car plus storage space air-conditioned garage with finished floors, pegboard, and large built-ins
- Impact glass and doors on the loggia and hurricane shutters around (All windows are tinted)
- 4-zone air conditioning: Master bedroom, guest suites, main living, and garage/attic
- Security cameras and monitor around entire home with Medeco locks, motion sensors, and alarm
- Master closet is a security room with steel walls, emergency lights, and a heavy duty door bar
- Speakers throughout the home
- Single gallery fixture switch for all art lighting
- Whole house generator
- Termite prevention treatment for both types



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

**2314 West Maya Palm Drive**



 <b>Interior Estate</b>	
<b>BEDROOMS</b>	<b>3 + STUDY</b>
<b>BATHROOMS</b>	<b>3 FULL &amp; 1 HALF</b>
<b>YEAR BUILT</b>	<b>1996</b>
<b>LOT SIZE</b>	<b>97' X 125' X 93' X 125'</b>
<b>LIVING SQ. FT.</b>	<b>3,514 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>4,481 SQ. FT.</b>
<b>GARAGES</b>	<b>2 + STORAGE SPACE</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.