

# Royal Palm Yacht & Country Club



1788 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

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

## Waterfront Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

### INTERIOR FEATURES

- Modern contemporary design with total custom features
- Front entrance is a custom designed solid mahogany tambour door
- Grand foyer with an atrium glass wall, Hudson couture chandelier, and bevel border ceiling with cove lighting
- Custom sculptural wood room dividers, trim and finishes
- Flame Brush Corsica 36"x36" cream marble floors throughout first-floor living areas; hardwood on the second floor
- Two stairways; main stairway is a floating center spine stairway with hardwood tread and glass & metal handrail
- Two-story formal living room with dramatic linear burner fireplace with backlit jade green onyx feature, coffered ceilings with cove lighting, and views of the pool
- Formal dining space with dropdown ceilings and a mixed media feature wall of lux wallpaper and mirror
- Office/Library with wood built-ins, wood floors, tray ceiling, and a mounted TV
- Family Room opens to the kitchen featuring a leather media wall, and fully retractable pocket sliding glass doors opening to the summer room
- Club room and bar with surround sound speakers, tapered built-in media wall, and a fully-equipped bar with sink, beverage center, and fusion marble counters
- Den/office with pocket French doors, contrasting walnut and mahogany wood wall, custom built-ins, and hardwood floors
- Second-floor loft living room with geometric panel wall with stainless steel reveals
- Second-floor VIP guest quarters with private stairway and entrance, fully-equipped kitchen, living room, en-suite bath with walk-in shower and closet
- Elevator with raised wood panels and mirror

### GOURMET KITCHEN & LAUNDRY

- Spacious kitchen with two large islands, granite counters, onyx backlit backsplash, 6-burner gas range with griddle, walk-in pantry, and custom wood and glass cabinets with under-mount lighting
- Top of the line integrated finished appliances include SubZero, Wolf, and Bosch
- Prep island features a sink, matching counters, power, storage, and dishwashers
- The serving island is a perfect dining space with ample seating and beautiful views of the pool
- Service bar with pendant lighting, SubZero wine refrigerator, exaggerated edge bar, and storage
- Deluxe first-floor laundry room with LG washer & dryer, solid counters, marble floors, garment rack, and drip station with pet bathing salon

### MASTER SUITE & BATH

- Spacious first-floor master suite with wood trim tray ceiling, hardwood floors, sitting area, walnut book matched hidden closet, and zero post pocket sliding doors opening to serene views of the pool
- Separate His and Her master baths: Each with custom wood vanity with marble counters, zero-entry frameless glass walk-in showers, water closets, and LED lighted mirrors. Hers with makeup vanity and built-in storage
- Separate His and Her walk-in closets with custom built-ins, glass front cabinets, and custom lighting. Hers with ladder railing

### EXTERIOR FEATURES

- Full lot and a half on 150' of the Intracoastal with eastern exposure
- Infinity edge heated pool with limestone patio surrounded by mature trees and tropical landscaping
- Separate exercise pool with cascading water fountain
- Second-floor balcony overlooking the waterway with limestone deck and glass & metal handrail
- Covered patio with wood ceilings, summer kitchen, retractable screens, and multiple seating and dining spaces including a bench swing
- Summer kitchen perfect for entertaining with natural gas grill and burner, beverage center, sink, storage, bar seating, and a mounted TV
- Outdoor shower with custom enclosure
- Gated backyard with premium artificial turf grass
- 4-car air conditioned garage with finished floors
- Half-round gutters around the whole house
- Large circular driveway

### ADDITIONAL FEATURES

- Crestron panels control pool, music, lights, cameras, climate, security, window shades and more
- Vantage one-touch lighting system
- Tinted energy loss reducing impact windows and doors
- Security cameras and alarm accessible by smart-home control panel
- 5-Zone A/C with programmable thermostats and linear diffusers, and ultra-quiet bath exhausts
- A.V. closet/electronic room with racking system
- Motorized window treatments on all main windows and door openings
- Whole house natural gas Generac generator
- Top-of-the-line open and closed cell foam insulation and sound insulation installed in walls and ceilings
- Central vacuum

Presented Exclusively By

David W. Roberts - Broker/Owner

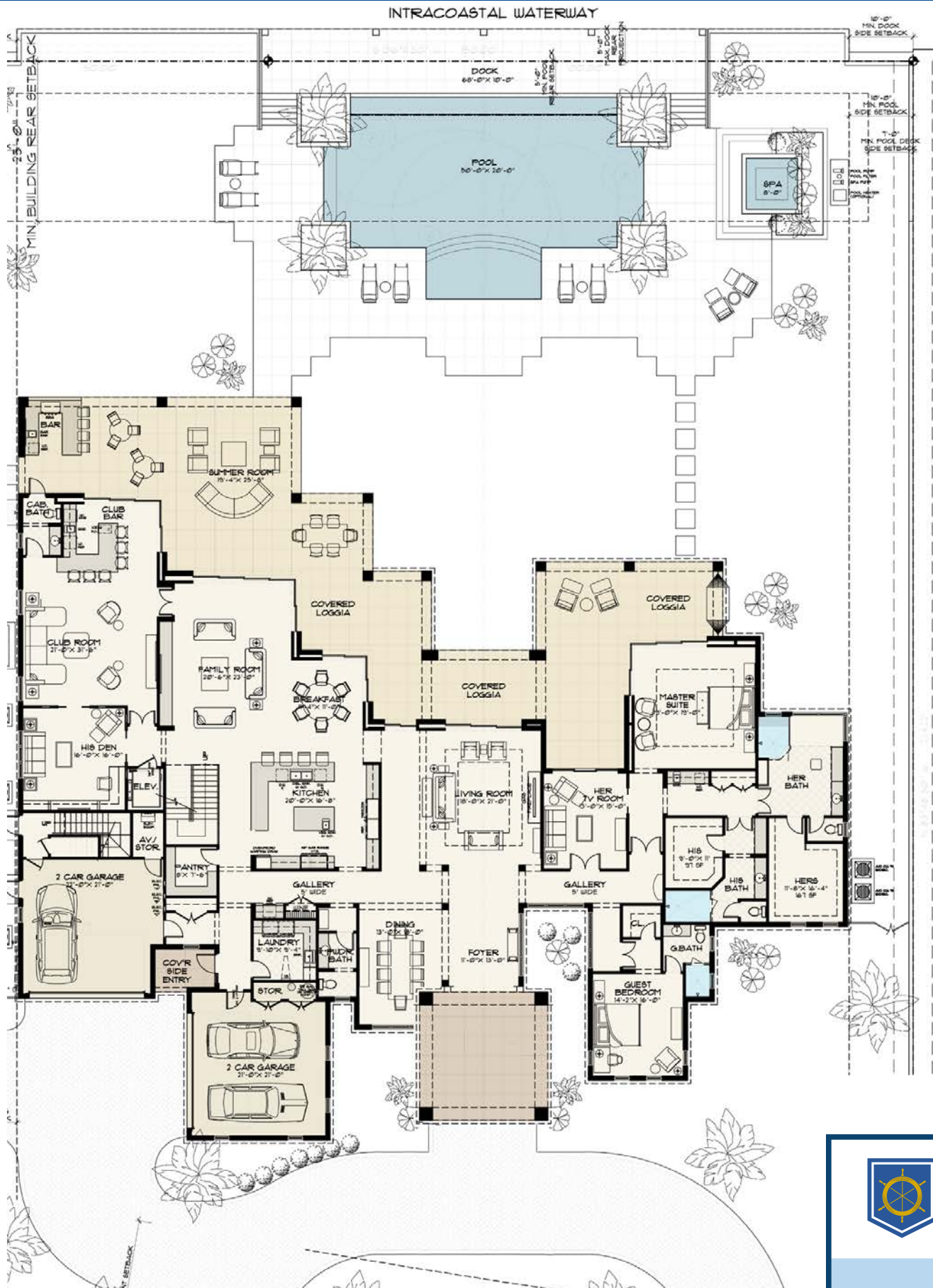


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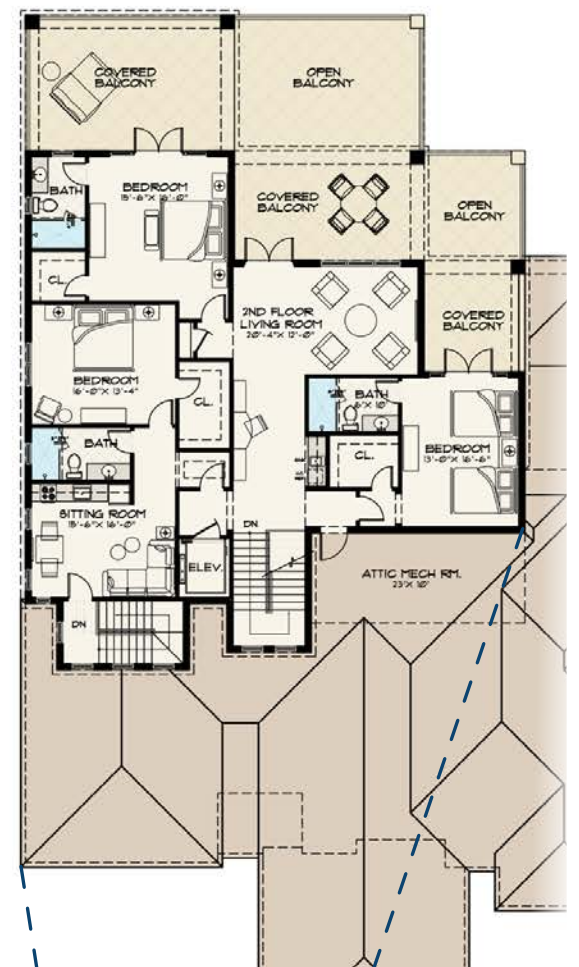
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

## 1788 Royal Palm Way



### Second Floor



 <b>Waterfront Estate</b> <small>SIGNATURE ESTATE BY SRD BUILDING CORP.</small>	
<b>BEDROOMS</b>	<b>5</b>
<b>BATHROOMS</b>	<b>6.2</b>
<b>YEAR BUILT</b>	<b>2014</b>
<b>LOT SIZE</b>	<b>151' X 201' X 150' X 224'</b>
<b>LIVING SQ. FT.</b>	<b>8,510 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>13,234 SQ. FT.</b>
<b>GARAGES</b>	<b>4</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.