

# Royal Palm Yacht & Country Club



1220 Thatch Palm Drive | Boca Raton, Florida



Office (561) 368-6200

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

## Golf Course Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

### INTERIOR FEATURES

- Modern, spacious and welcoming home with warm wood accents throughout
- Two-story foyer entry with steel center spline floating oak wood stairway, custom interior glass and metal railings with wood handrail and European oak engineered wood flooring
- Eight-foot paneled interior doors, floor to ceiling sliders and clean line ceiling designs with linear diffusers throughout creating a spacious open feel
- 40" imported White Basalt porcelain tile throughout 1st floor; European oak wood floors throughout 2nd floor
- Library with custom built-ins, wood/glass barn doors, and vertical wood wall details
- Clubroom/media room with wood-paneled walls, 85" Sony TV and wet bar with modern custom made bar shelves, U-Line icemaker, wine chiller and refrigerator
- Great room with White Basalt porcelain tile, 85" Sony TV and floor to ceiling sliders providing beautiful views of the tropical backyard and golf course
- Dining room off kitchen seats 8, surrounded by floor to ceiling glass for a seamless transition to the summer room, pool, and golf course
- Second-floor living room with oak wood floors, 75" Sony TV, high gloss cabinetry and slider door opening to a large balcony overlooking the golf course

### GOURMET KITCHEN & LAUNDRY

- Large open gourmet kitchen with custom-designed high gloss white base cabinetry and contrasting white oak ceiling height upper cabinetry with under counter lighting
- Imported porcelain countertops, a large center work island with seating, additional prep space, and walk-in pantry
- Integrated appliances including Thermador refrigerator, freezer, fridge drawers, Wolf gas cooktop, double oven, microwave, warming drawer, and 2 Bosch dishwashers
- Laundry room with custom built-in cabinetry, durable Caesarstone counters, sink, Electrolux front loading washer/dryer, and ironing board

### MASTER SUITE & BATH

- Sensual and luxurious second-floor master suite with wood veneered bed wall, linear porcelain clad fireplace wall and custom ceiling design leading to large balcony sitting area with clear glass railings
- Master morning bar with floating lit shelves and U-line refrigerator
- Bedroom flows into grand private his and her master baths and closets with custom high gloss lighted floating cabinets, imported Bianco counters and wood flooring
- Her bath with soaking tub, make-up area and glass-enclosed walk-in shower with handheld
- His bath with waterfall top, glass-enclosed walk-in shower with rain head and shower bench
- Huge his and her walk-in closets with floor to ceiling shelving and lit wardrobe rods

### EXTERIOR FEATURES

- Located on the golf course with expansive views
- Stately 10' metal and glass entry door with two-story tile clad exterior entry
- Weather/heat resistant concrete roof tiles
- Modern custom made aluminum balcony railings
- 24" x 48" Porcelain pool deck with several seating areas and fire table
- Paver and artificial turf driveway design
- High-quality durable replica turf throughout
- Resort-style pool with two fire/water bowls, tanning ledge, swim out bench and spa, Jandy controls, salt chlorinator generator, and natural gas heater
- Summer kitchen with built-in Alfresco BBQ and sink
- New concrete site wall/retaining wall
- Professional exterior waterproofing at all door and window openings

### ADDITIONAL FEATURES

- 4-Zone efficient Carrier A/C with programmable thermostats and ultra-quiet bath exhausts
- Natural gas installed for range, pool heater, BBQ, water heater, generator fire table, and fire bowls
- Energy Smart upgraded open and closed cell foam insulation air barrier throughout, plus sound-reducing insulation at walls and floors
- Tinted energy loss reducing impact windows and doors
- Exterior shell construction designed for 170 mph winds
- Home builder's warranty 2-10 years
- Hurricane resistant home construction, including windows, exterior doors, and garage doors
- Home "Tech-Ready" for communication and multimedia distribution throughout
- Crestron smart-home system with remote phone and tablet controls
- Sound system with Crestron speakers throughout all main interior/exterior locations, 2nd-floor living room, and master bedroom/bath
- Prewired for electric window shades in all main areas, 2nd-floor living room, master bedroom/bath and bedroom 2
- Security cameras and alarm accessible by Crestron smart-home controls
- Security system with carbon, smoke, water detection, and heat sensors
- 3-car garage with finished floors and storage
- Whole house 70kW natural gas backup generator
- 75-gallon water heater with recirculating system
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner

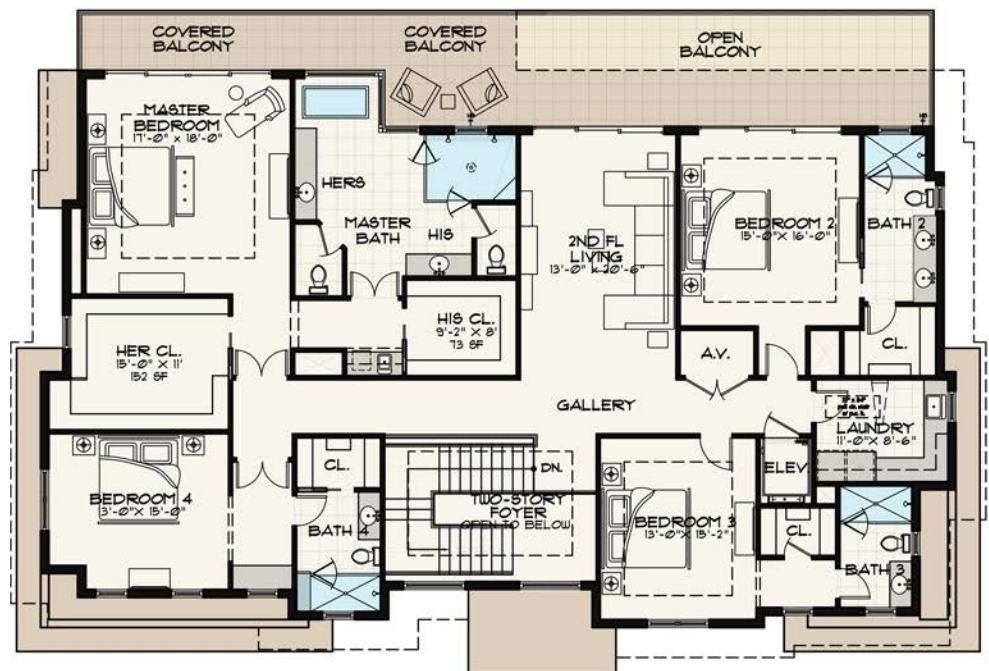
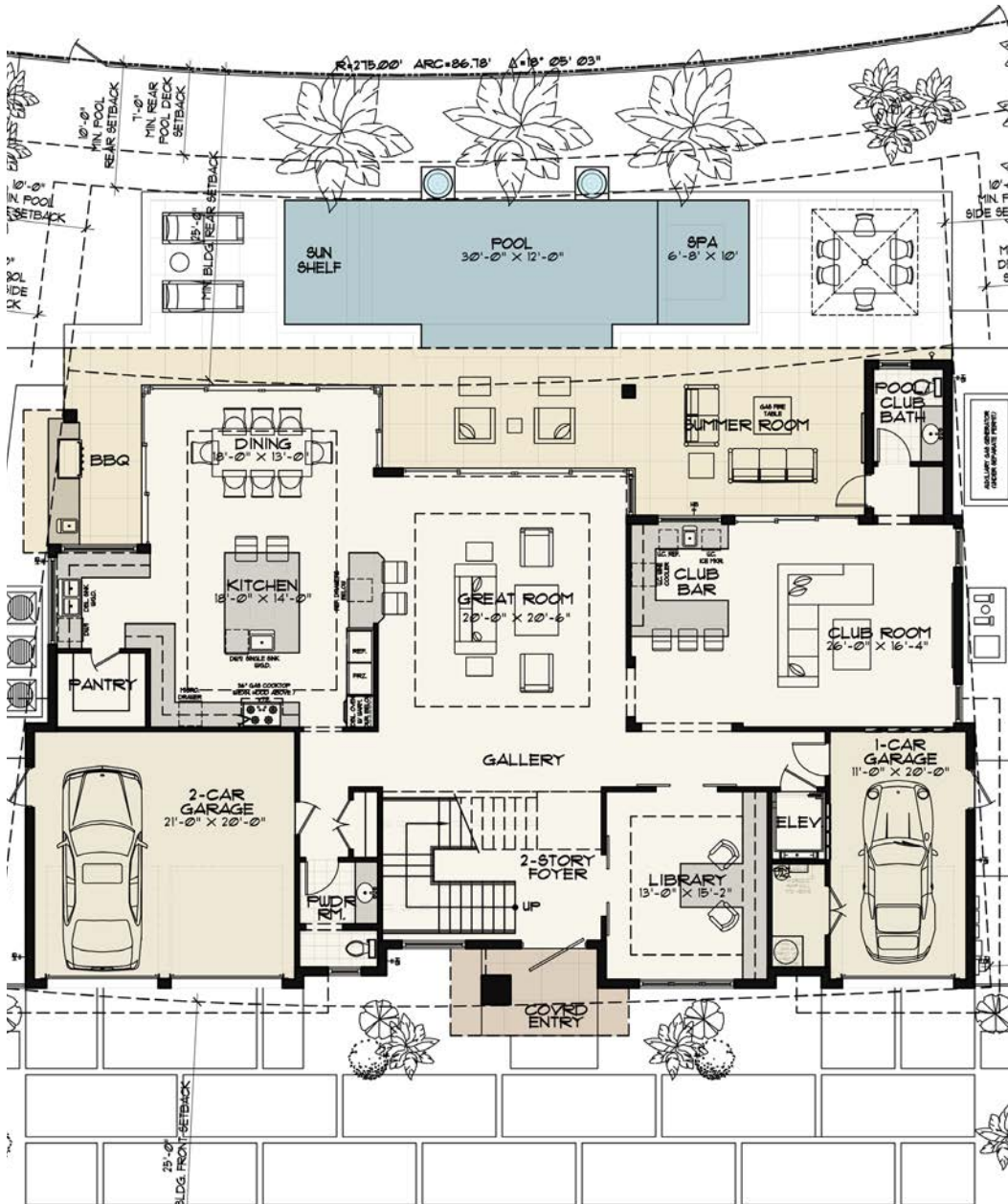


Office (561) 368-6200

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

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

1220 Thatch Palm Drive



Second Floor



Golf Course Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

BEDROOMS	4
BATHROOMS	4 FULL & 2 HALF
YEAR BUILT	2020
LOT SIZE	105' X 100' X 86' X 103'
LIVING SQ. FT.	5,228 SQ. FT.
TOTAL SQ. FT.	6,819 SQ. FT.
GARAGES	3

