

Royal Palm Yacht & Country Club



170 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

P R O P E R T I E S

www.RoyalPalm.com

Golf Course Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

INTERIOR FEATURES

- Foyer entry with floating oak wood stairway, custom metal, glass and wood railings, stained wood and drywall designer ceiling with indirect cove lighting
- Large-format porcelain floors in all first-floor living areas
- Library with custom built-ins, metal and glass barn doors, and indirect cove lighting with lots of natural light
- Clubroom/Media room with wood details on ceilings, 85" Sony TV, and stunning bar
- Club bar with custom shelves, icemaker, wine cooler, and refrigerator
- Great room with large format porcelain floors and 3-D wood wall detail with 85" Sony TV
- Second-floor living room with oak wood floors, and oversized slider door opening to a large balcony
- Eight-foot contemporary designed solid wood interior doors throughout
- Elevator with custom contemporary designed cab

GOURMET KITCHEN & LAUNDRY

- Large open gourmet kitchen with custom-designed cabinetry and under counter lighting
- Porcelain countertops and two large center work islands each with their own sink and counter height seating
- Upgraded integrated appliances including Thermador, Wolf, and Bosch
- Walk-in chef pantry with built-in shelving and storage
- Breakfast room off kitchen opening to a covered patio with a summer kitchen/cabana bar and large seating area
- First and Second floor Laundry rooms with custom built-in cabinetry, sink, front loading washer/dryer, drip dry and ironing board

MASTER SUITE & BATH

- First-floor luxurious and spacious master suite with 75" Sony TV, spa-like master bath, morning bar, and large His & Her walk-in closets
- Elegant custom wood and mirror headboard detail and pendant lighting
- Large sliding doors leading to a covered terrace
- Master bath with imported marble tops, custom built-in cabinets, soaker tub, and massive shower room with rainfall, body sprays, bench, and handheld fixtures

EXTERIOR FEATURES

- Golf course estate steps away from the full-service driving range
- Home placed with a generous setback from the road on an oversized lot
- Contemporary oversized entry door with large stainless steel pull
- Mud set bright porcelain pool deck
- Designer paver driveway and walkways
- Resort-style zero edge pool and spa with Hayward controls, salt chlorinator, and natural gas heater
- Summer kitchen with built-in Alfresco BBQ, refrigerator, sink, and storage
- Professional exterior waterproofing at all door and window openings
- Fire table at summer room seating area

ADDITIONAL FEATURES

- Hurricane resistant home construction, including windows, exterior doors, and garage doors
- Crestron smart-home system with remote phone and tablet controls for the sound system, cameras, security system including water detection and remote shutoff, pool control, climate control, and video
- Crestron speakers throughout the home
- 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, and fire table
- Energy Smart upgraded open cell foam insulation air barrier throughout plus sound-reducing insulation at all walls and floors
- Tinted energy loss reducing impact windows and doors
- Exterior shell construction for winds up to 170 mph
- Electric window shades in selected main living areas and master suite, clubroom, and master bath
- Security system with security screens, carbon, smoke, water detection, and heat sensors
- 4-car garage with finished floors and storage
- Whole-house natural gas backup generator
- 100-gallon natural gas water heater with a recirculating system
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner



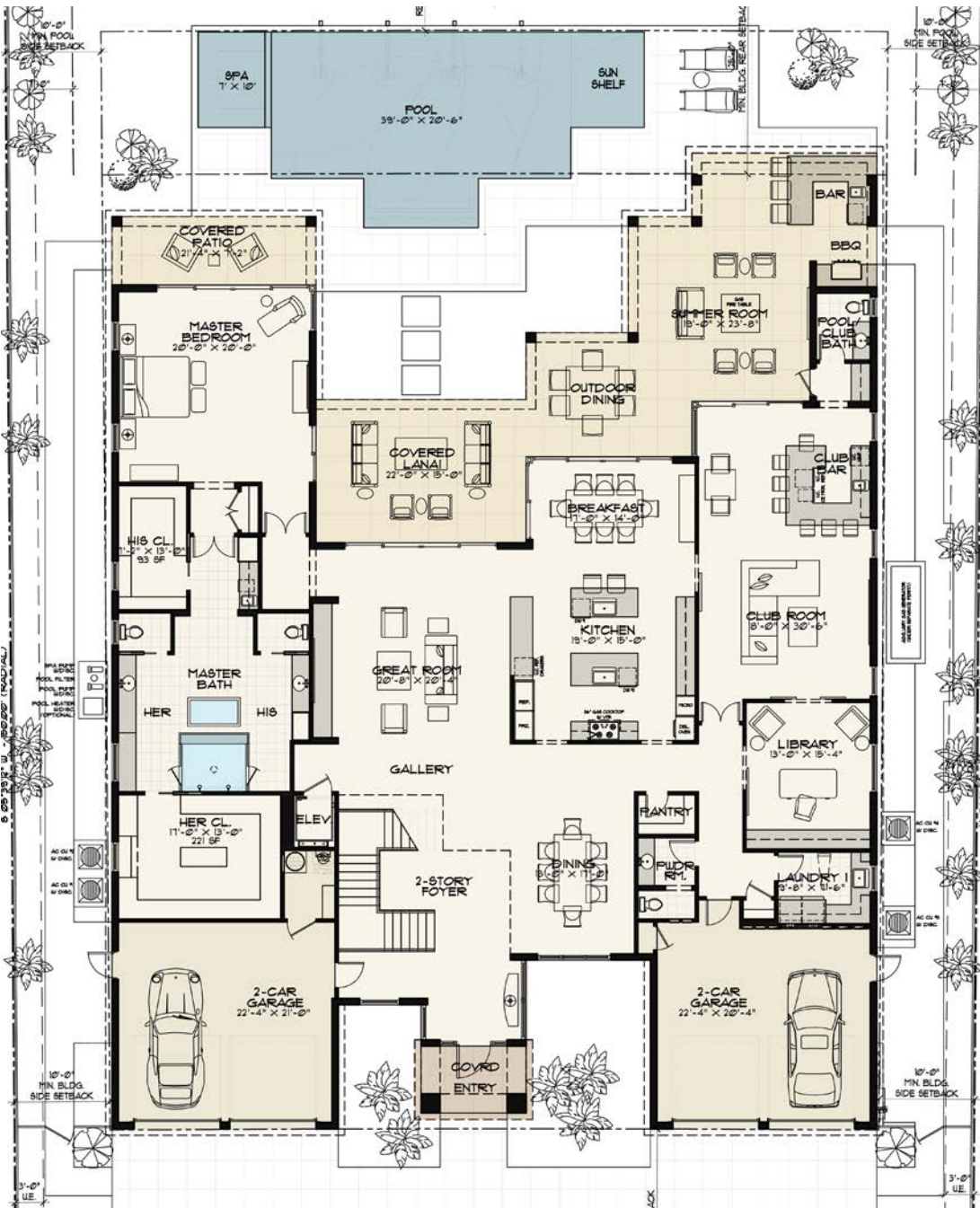
P R O P E R T I E S

Office (561) 368-6200

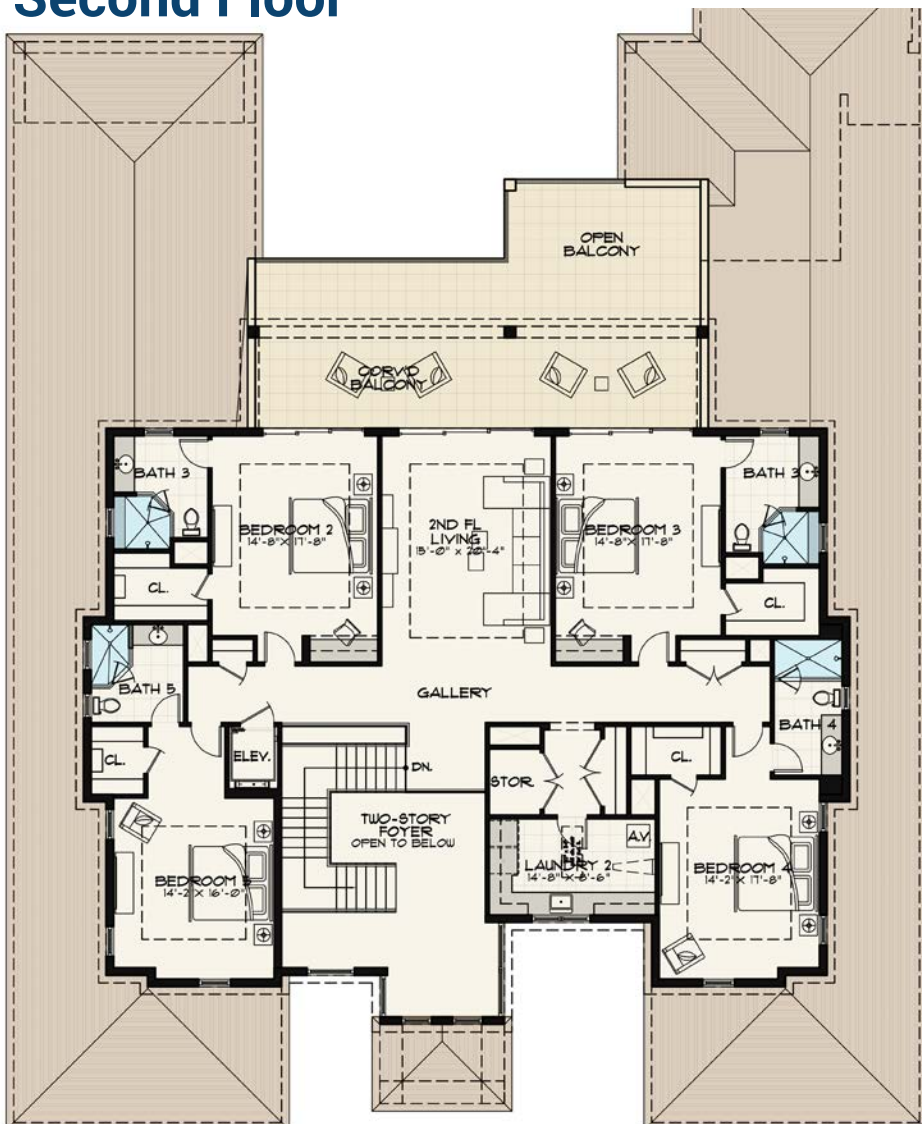
www.RoyalPalm.com

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

170 Royal Palm Way



Second Floor



 Golf Course Estate <small>SIGNATURE ESTATE BY SRD BUILDING CORP.</small>	
BEDROOMS	5
BATHROOMS	5 FULL & 2 HALF
YEAR BUILT	2020
LOT SIZE	100' X 150' X 102' X 150'
LIVING SQ. FT.	7,207 SQ. FT.
TOTAL SQ. FT.	9,927 SQ. FT.
GARAGES	4

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.