

Royal Palm Yacht & Country Club



1260 Thatch Palm Drive | Boca Raton, Florida



Office (561) 368-6200

P R O P E R T I E S

www.RoyalPalm.com

Golf Course Estate

INTERIOR FEATURES

- 4-bedroom plus office home with a desired split-level floor plan
- Solid wood front doors with stained glass windows and matching transom
- Grand foyer entry with elegant chandelier, appliqué, and decorative marble inlay
- Wrapping marble stairway with wood and wrought iron handrail
- Volume ceilings, marble floors, stone columns/accents, architectural archways, and oversized trim throughout
- Formal living room with cast stone fireplace and see-through views to the pool
- Formal dining room with chandelier, decorative sconces, and butler's pantry
- Butler's pantry equipped with a sink, additional dishwasher, beverage refrigerator, and cabinet storage
- Den/Office with coffered inset wood ceilings, marble floors, and closet
- Family room opens to the kitchen with deeply coffered ceilings and beautiful golf course views
- Massive second-floor storage/bonus room

GOURMET KITCHEN & LAUNDRY

- Gourmet kitchen with granite counters, stone tile backsplash, wooden feature hood, large peninsula snack bar, and pantry
- Center prep island with chandelier, vegetable sink, power, and storage
- Integrated KitchenAid appliances include refrigerator/freezer, dual wall-mounted ovens, and two dishwashers
- Separate breakfast dining area with chandelier, round tray ceiling, and golf course views
- First-floor laundry room with washer/dryer, solid surface counters, sink, closet, and cabinet storage

MASTER SUITE & BATH

- First-floor master with double door vestibule entrance, spacious bedroom suite, marble floors, and sitting area overlooking the pool and golf course
- Marble master bath with His & Her wood vanities, glass-door walk-in shower, separate jetted tub, and private water closet with bidet
- Separate His & Her walk-in closets

EXTERIOR FEATURES

- 91' of golf frontage on the Signature Jack Nicklaus golf course with views of 3 different fairways
- Heated pool and raised spa with cascading water feature, sun shelf, and tiled deck
- Cabana door to the guest room's ensuite bathroom
- Tropical landscaping designed for panoramic golf course views
- Screened lanai with dining/sitting area, ceiling fan, and recessed lighting
- Second-floor balcony/sundeck with golf course views

ADDITIONAL FEATURES

- 3-zone air conditioning with digital thermostats
- 3-car garage with finished tiled floors, sink, and storage
- Impact glass windows and doors
- Interlocking paver circular driveway and gated walkways
- Security system with alarm, motion sensors, and spotlights
- Natural gas
- Barrel tile roof
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner



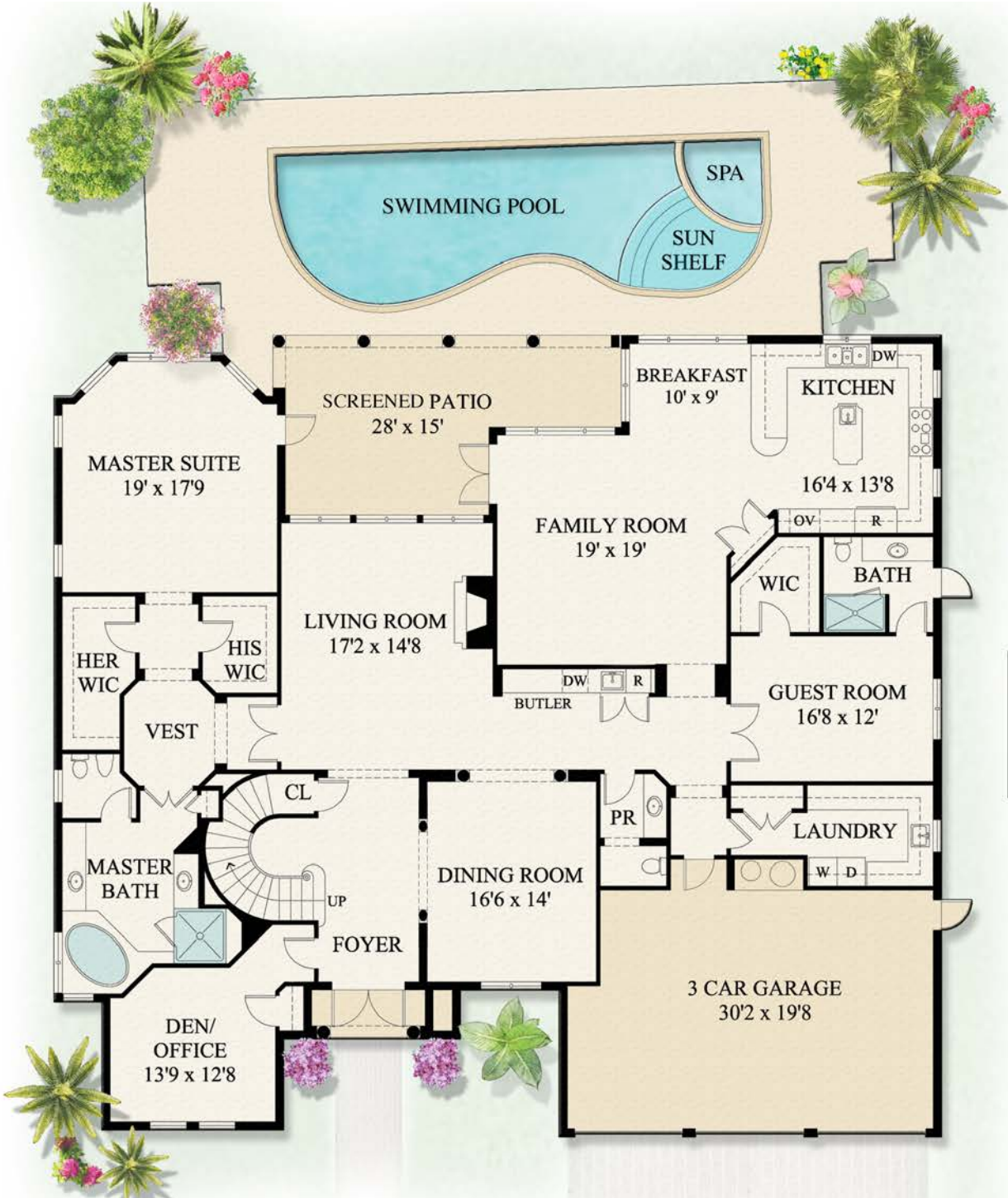
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

1260 Thatch Palm Drive



Second Floor



 Golf Course Estate	
BEDROOMS	4 + OFFICE
BATHROOMS	4 FULL & 1 HALF
YEAR BUILT	2006
LOT SIZE	100' X 114' X 91' X 119'
LIVING SQ. FT.	4,434 SQ. FT.
TOTAL SQ. FT.	5,963 SQ. FT.
GARAGES	3

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.