

# Royal Palm Yacht & Country Club



499 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

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

## Golf Course Estate

### INTERIOR FEATURES

- Custom contemporary 5-bedroom plus office home with elegant clean lines and premium finishes
- ELAN smart-house mobile controls to drapes, climate, garage doors, lights, speakers, televisions
- Solid wood double door front entry with metal pulls
- Floating wood tread stairway with glass and metal railing
- Volume ceilings, architectural details, custom trims, and solid wood millwork throughout
- Italian 48" porcelain tile in all main living areas
- Living room has a book-matched slab wall over an ethanol linear fireplace, acoustic panel millwork, and custom room-dividing French doors
- Fully-pocketing 10' Windor sliding glass doors with hidden electric shades in living room/dining and kitchen
- Formal dining area with drop-down ceiling detail
- Powder room with Villeroy and Bosch fixtures, exotic wood vanity, Venetian plaster, and LED-lit mirror
- Study/Office is Cat5 ready with mounted TV
- Media room features fully-pocketing sliders with electric drapes, mounted TV with surround sound speakers, and custom ceiling details
- First-floor guest suite with ensuite double vanity bath and walk-in closet
- Loft library has built-ins, equipped snack bar with sink and fridge, and two leads opening below to the living room
- Second-floor bedrooms have large private balconies with music, custom pendant and cove lighting, zero-curb frameless showers, Corian vanities, and LED back-lit mirrors; Front bedroom could be used as a second master and features a double shower and separate tub
- Permitted and pre-wired for an elevator
- AV racking room with circuit board surge protection

### GOURMET KITCHEN & LAUNDRY

- Spacious gourmet kitchen with solid black oak cabinets, massive center island, 45-degree bevelled Quartz counters, waterproof plaster backsplash, Blanco fixtures, working station, and ample storage with concealable doors
- Large center island with additional sink, instant hot/chilled water, and breakfast bar seating for 5+ guests
- Top-of-the-line Jenn Air appliances include a double fridge with freezer drawers, wall-mounted ovens with warming drawer, under-counter icemaker, induction cooktop with pot filler, dual dishwashers, and a concealed wine refrigerator
- Deluxe first-floor laundry room with GE washer/dryer, solid surface counters, pet salon, garment rack, sink, ironing board, and ample cabinet storage

### MASTER SUITE & BATH

- Spacious second-floor suite with large sitting area, porcelain Italian floors, electric shades, massive private balcony with music, and golf course views
- Special amenities include a safe door with panic button, ceiling speakers and Venetian plaster walls
- Spa-like master bath has His & Her vanities, LED back-lit mirrors, quartz counters, zero-entry frameless glass shower with rainfall fixture and body jets, separate soaking tub, heated towel rail, and private water closets with additional storage
- His and Her walk-in closets with custom European-style cabinets, storage, and LED lighting

### EXTERIOR FEATURES

- Rare oversized half-acre lot (1.5 lots) on 113' of the Jack Nicklaus Signature Golf Course overlooking four fairways; located in close proximity to the Intracoastal
- Heated saltwater pool with autofill, spa with separate temperature controls, PebbleTec coating, water sprays, and 24"x48" Italian porcelain deck
- Firepit feature with natural gas
- Meticulous landscaping designed for privacy and expansive golf course views
- Premium artificial turf grass and irrigation
- Summer room has a gas fireplace with textured stone surround, mounted Sunbrite TV, wood ceilings, and designer fan
- Outdoor kitchen with built-in stainless steel Alfresco BBQ and burner, stone counters, sink and storage
- Additional covered seating area with daybed and designer fan
- Front circular driveway has sealed pavers and is wired at entry for gates

### ADDITIONAL FEATURES

- All LED lighting controlled by the Lutron system
- Roof has Iceyene insulation; External walls foam insulation water-resistant STOY finish
- Second floor is concrete construction
- Home is fully wired with CAT5 and CAT6
- 3-car plus golf cart garage with air-conditioning, electric vehicle wiring, waterproofing, and CO2 sensors
- Whole house water filtration system and two tankless water heaters
- 5-zone air-conditioning
- Security system with cameras, alarms, lighting, and motion sensors
- Whole house natural gas generator
- Impact windows and doors
- Electric shades installed or are prewired throughout
- Interior and exterior speaker system
- Central vacuum

Presented Exclusively By

David W. Roberts - Broker/Owner

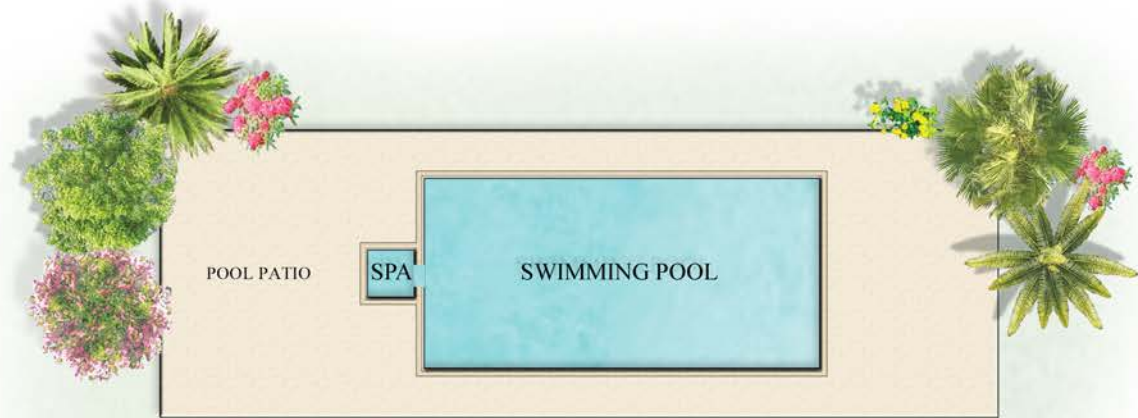


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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

499 Royal Palm Way



Second Floor



 <b>Golf Course Estate</b> RARE OVERSIZED HALF-ACRE PROPERTY	
<b>BEDROOMS</b>	<b>5</b>
<b>BATHROOMS</b>	<b>5.2</b>
<b>YEAR BUILT</b>	<b>2016</b>
<b>LOT SIZE</b>	<b>174' X 150' X 113' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>7,095 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>11,215 SQ. FT.</b>
<b>GARAGES</b>	<b>3 + GOLF CART</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.