

# Royal Palm Yacht & Country Club



215 Coconut Palm Road | Boca Raton, Florida



P R O P E R T I E S

Office (561) 368-6200

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

## Waterfront Estate

### INTERIOR FEATURES

- Foyer entry with decorative stone columns
- Wrought iron and glass detail double door front entry
- Jerusalem tumbled marble flooring, crown molding, and ceiling detail thru-out main living areas
- Two-story formal living room with stone gas fireplace, custom built-ins, and windows overlooking the pool
- Split bedroom floor plan with a first-floor master suite
- Guest suites are all ensuites with walk-in closets
- Large family room, open to the kitchen, overlooks the pool and has French doors into the summer Room
- Formal dining room with custom chandelier and a door to the butler's pantry
- Private study with pocket doors, custom built-ins, tray ceilings, recessed lighting and speaker
- Wine Room

### GOURMET KITCHEN & LAUNDRY

- Open concept kitchen with Viking appliances, wood cabinets and feature hood, granite counters, stone tile backsplash, and peninsula with counter-height seating
- Center island with vegetable sink, storage, and power
- Accompanying Butler's pantry with wood cabinets, granite counters and swinging door to the dining room
- Separate breakfast dining space with bay windows
- Large Laundry room with Maytag washer/dryer, drip station, granite counters, and built-in storage

### MASTER SUITE & BATH

- Spacious carpeted master suite with his/her walk-in closets and dressing areas, tray ceiling, and a sitting area with doors and views of the pool and waterway
- Elegant marbled his & her master baths with custom wood vanities, private water closet & bidet room, whirlpool tub plus separate his/her walk-in frameless glass walk-in showers
- Privacy wall with garden surrounds the master bath

### EXTERIOR FEATURES

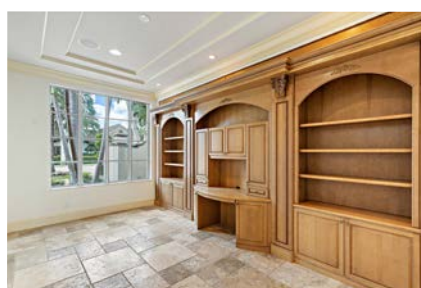
- Resort style backyard with heated infinity-edge pool, spa, fountains, and travertine paver deck
- Covered loggia with fully-equipped summer kitchen, cedar ceiling, recessed lighting, and speakers
- Open and covered entertaining and sunning areas
- Two second-floor sundecks overlooking the canal
- Wooden dock with power and storage
- 100' of water frontage on canal with no fixed bridges
- Lush tropical landscaping
- Chicago brick and flagstone front circular driveway

### ADDITIONAL FEATURES

- 5-zone air conditioning
- Partial home gas generator
- Alarm System with motion sensors
- Gas fireplace, range, pool heater, and generator
- Interior and exterior speaker system
- 3-car garage
- Central vacuum

### COMMUNITY FEATURES

- 24 Hour Security
- Jack Nicklaus Signature golf course
- World class yachting facility
- Conveniently located, minutes to downtown Mizner Park and walking distance to the beach and Boca Resort and Club
- Royal Palm Yacht & Country Club is the most sought-after community in all South Florida Since 1959



Presented Exclusively By

David W. Roberts - Broker/Owner



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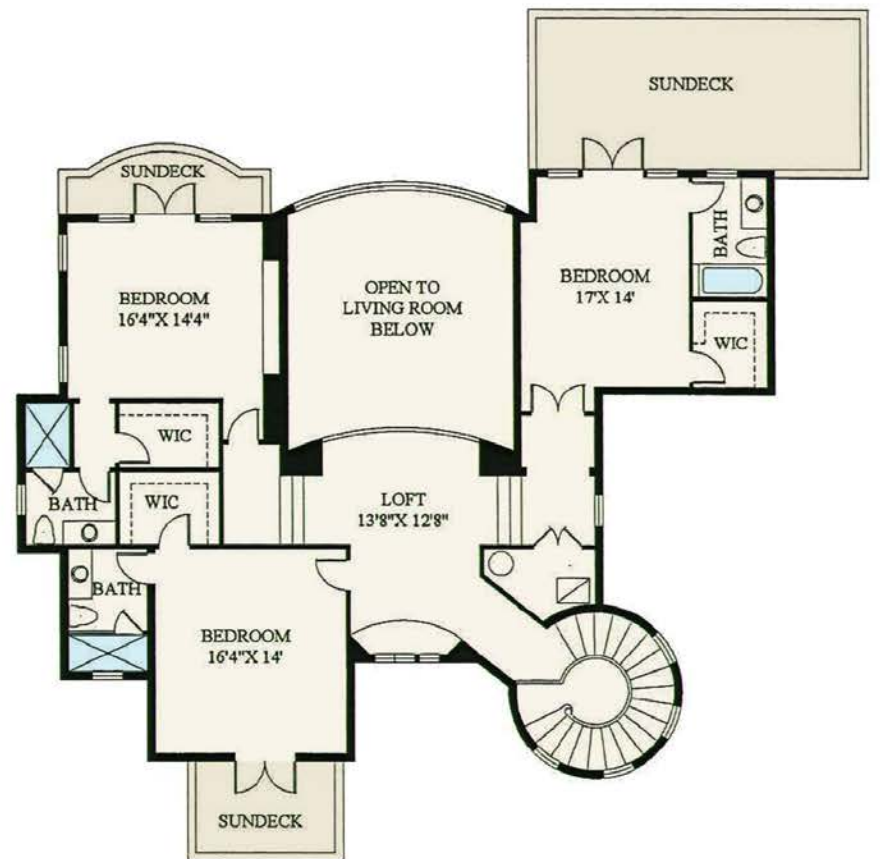
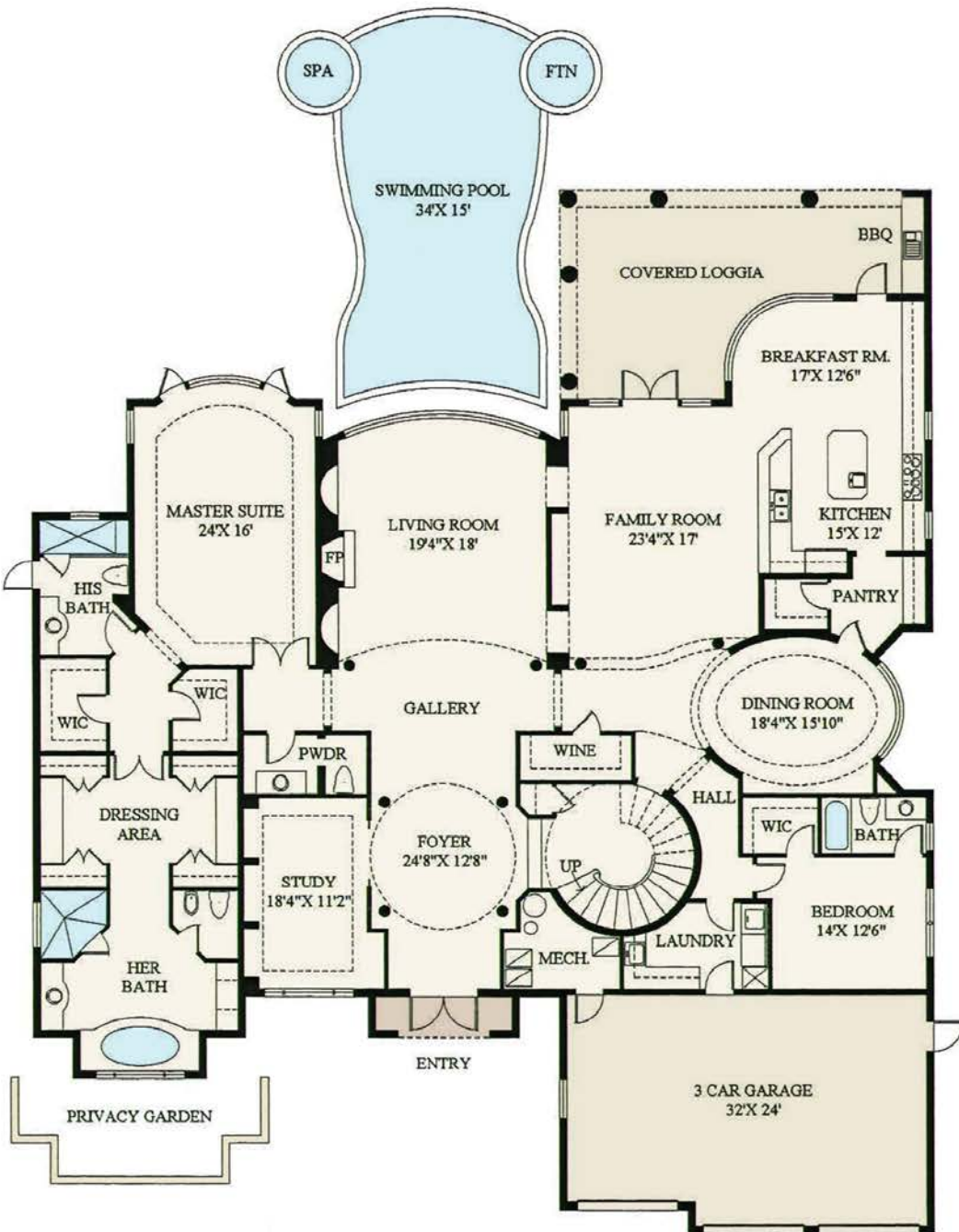
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

**215 Coconut Palm Road**



**Second Floor**



 <b>Waterfront Estate</b>	
<b>BEDROOMS</b>	<b>5</b>
<b>BATHROOMS</b>	<b>6.1</b>
<b>YEAR BUILT</b>	<b>2001</b>
<b>LOT SIZE</b>	<b>100' X 150' X 100' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>6,302 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>7,679 SQ. FT.</b>
<b>GARAGES</b>	<b>3</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.