

# Royal Palm Yacht & Country Club



## 1356 Sabal Palm Drive | Boca Raton, Florida



Office (561) 368-6200

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

## Golf Course Estate

### INTERIOR FEATURES

- Fully-renovated 5-bedroom two-story light and bright estate with gorgeous stone architectural details
- Covered entry has custom wood and glass doors with decorative iron details
- Grand foyer with two-story ceilings, marble floors, and chandelier with a motorized mechanism
- Marble flooring in the majority of the 1st floor and premium hardwood veneer floors on the 2nd floor
- Stone accents and architectural details, and oversized trim throughout the home
- Wrapping wood stairway with decorative iron railing
- Living room/Great room has a marble fireplace with stainless steel surround, deeply coffered ceilings, and an exceptional view of the pool and golf course through five large windows and two sets of French doors
- Formal dining room comfortably seats 10 guests with a natural Cypress tray ceiling, and chandelier
- Wine room located off the dining room with dual SubZero bottle refrigerators, quartzite counters, and custom wood cabinets and storage
- Library/Study has designer wall coverings, full-view glass French doors, and custom wood built-ins
- Large family room opens to the kitchen, has coffered ceilings, decorative slatted wood media unit, and French doors to the summer room
- Equipped gym has naturally sanitizing cork floors, two sets of French doors, ceiling fans, and motivating views of the pool and golf course
- Private guest suite/massage room on the first floor with en suite bath and walk-in closet
- Upstairs loft living room (currently set up as a billiards space) with surround sound speakers, mounted TV, and doors leading to a massive covered marble balcony
- Elevator with raised wood panels and marble floor

### GOURMET KITCHEN & LAUNDRY

- Spacious gourmet kitchen with custom solid-wood cabinets, feature stainless steel vented hood, quartzite counters, hand-made "crackle" tile backsplash, large center island, morning bar, and peninsula
- Center contrasting island houses an additional electric mounted oven, snack-bar seating, power, and storage
- Butler's pantry/Servery with sink, freezer drawers, and pantry storage
- Top-of-the-line appliances include SubZero refrigerator/freezer, beverage refrigerator, freezer drawers, Wolf 4-burner plus griddle gas range with oven, electric oven, and two Miele dishwashers
- Breakfast dining area has a Cypress tray ceiling, chandelier, and bay windows with garden views featuring a stone fountain
- Deluxe first-floor laundry/mudroom with Samsung washer and dryer, sink, garment racks quartzite counters, premium cabinets (same as the kitchen)
- Second-floor laundry located in the master suite with Miele washer and dryer, sink, and storage

### MASTER SUITE & BATH

- Spacious second-floor master retreat with premium hardwood veneer floors, large sitting room with mounted TV, morning bar, massive His & Her walk-in closets
- French doors access a tremendous open balcony with spectacular golf course views
- Master bath is adorned in premium marbles with large custom vanities, soaking tub with floor faucet, glass-enclosed shower with rainfall fixture and handheld, and dual private water closets (one with a bidet)
- His & Her walk-in closets have custom floor-to-ceiling wardrobes, and storage (Hers has large luggage island with drawers)

### EXTERIOR FEATURES

- 93' of serene golf frontage on the wide 6th fairway
- Heated salt-water pool with large spa, robotic vacuum, and several cascading water features
- Bocce ball court spanning the length of the pool and overlooks the golf course
- Travertine marble pool deck, patio, and 2nd-story balcony
- Summer room with deep stone coffered ceilings and feature fireplace with mounted Sunbrite TV, ceiling fan, and recessed lighting
- Covered terrace spans the length of the home and has a retractable awning, mosquito repellent misters, and outdoor speakers
- Tropical landscaping professionally designed affording the property tremendous privacy in both the front and back yards

### ADDITIONAL FEATURES

- Impact glass windows and doors
- Smart house Crestron control panels for lights, window shades, and security
- Crestron controlled one-touch lighting system including some lamps
- Security system with alarm, camera, and motion sensors
- 4-zone air conditioning with RME UV light filters, digital thermostats, and linear diffused air vents
- Whole-house water purification system
- Dual pool filters for the pool and spa, air blower, and Haywood gas pool heater
- Brick paver circular driveway and motor court
- Dual two-car garages (one with golf cart bay) with Garagetech wall slat storage system
- Barrel tile roof
- Hunter irrigation system
- Natural gas generator

Presented Exclusively By

David W. Roberts - Broker/Owner

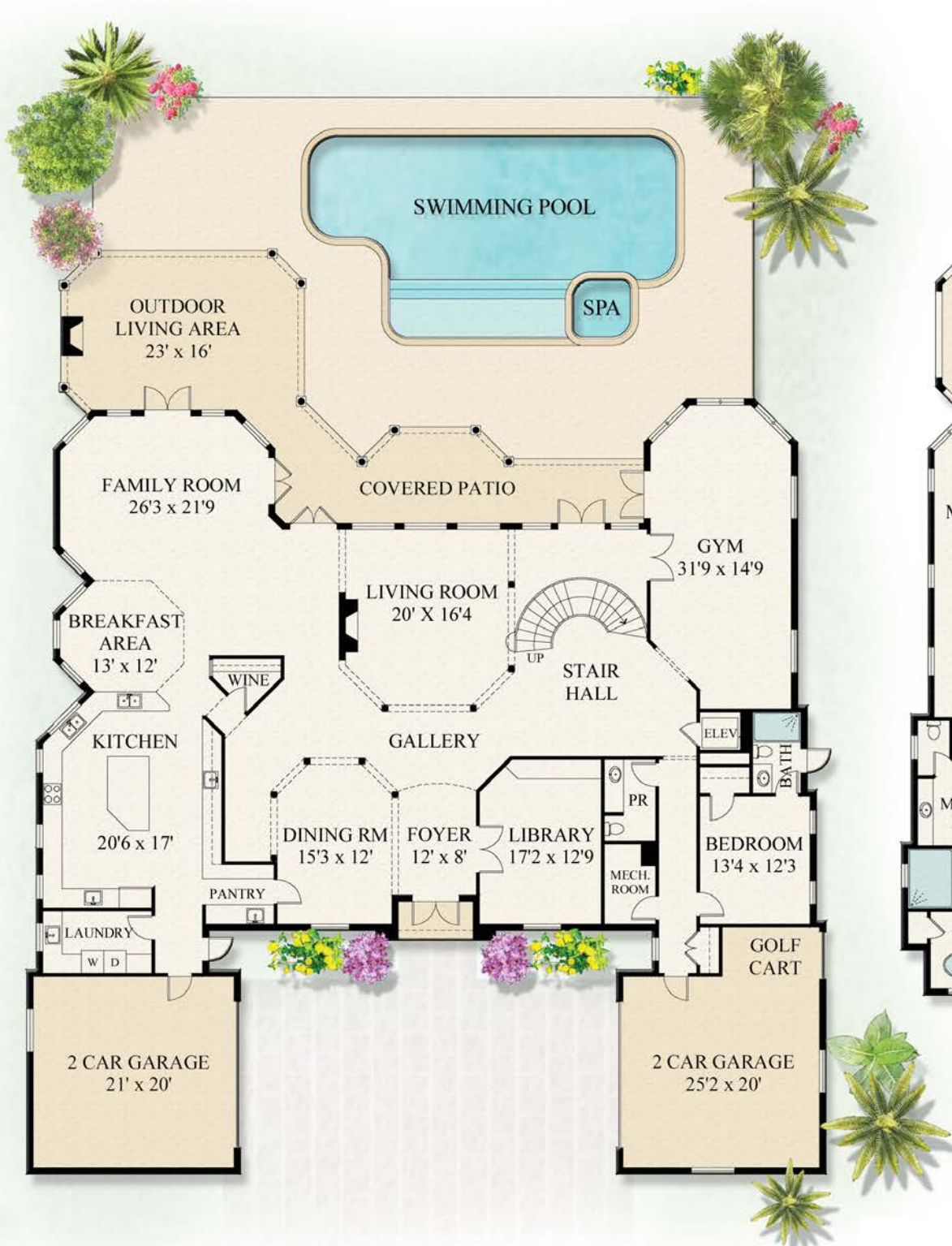


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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

## 1356 Sabal Palm Drive



**Second Floor**



 <b>Golf Course Estate</b> 93' ON THE 6TH FAIRWAY!	
<b>BEDROOMS</b>	<b>5 + OFFICE</b>
<b>BATHROOMS</b>	<b>5.1</b>
<b>YEAR BUILT</b>	<b>2012</b>
<b>LOT SIZE</b>	<b>110' X 150' X 93' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>7,295 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>10,212 SQ. FT.</b>
<b>GARAGES</b>	<b>4 + 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.