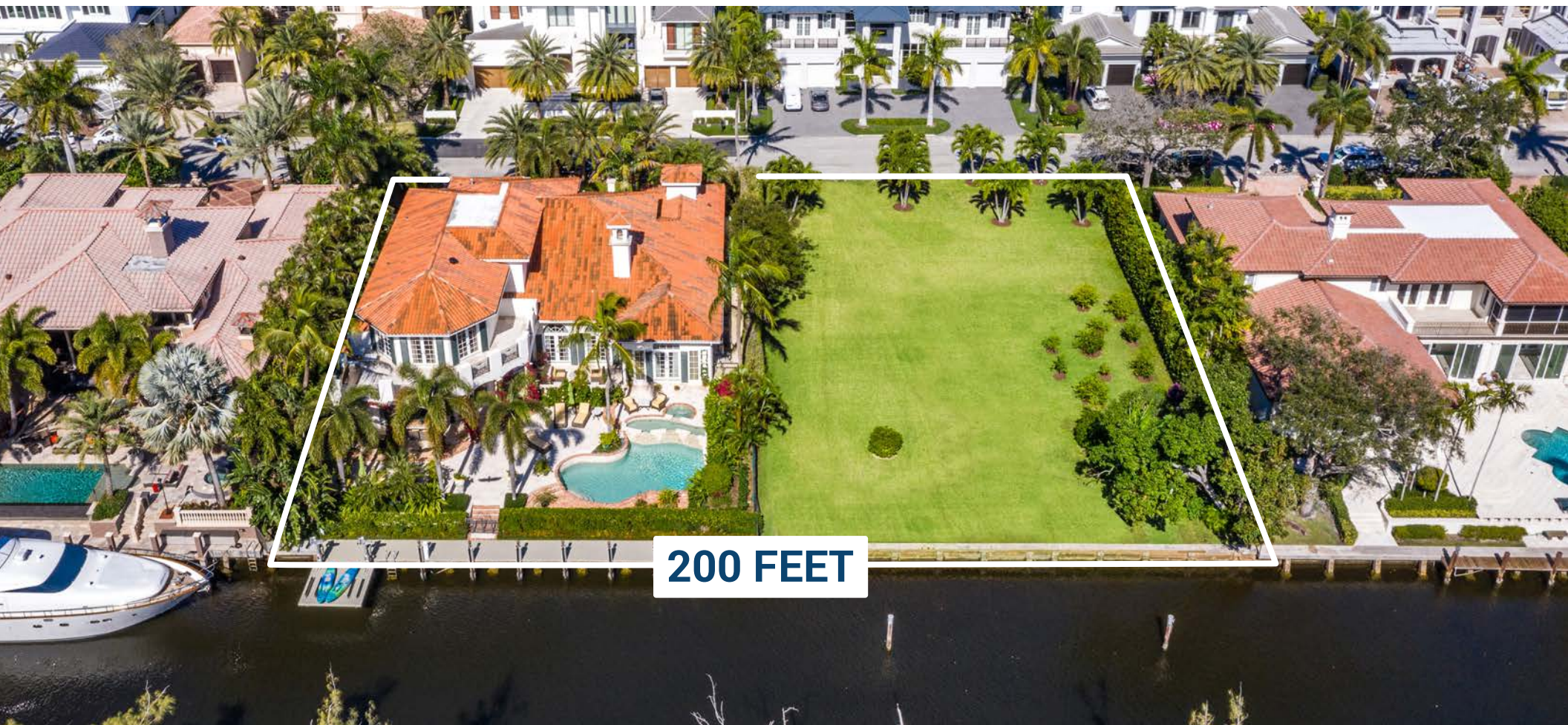


Royal Palm Yacht & Country Club



248 Alexander Palm Road | Boca Raton, Florida



Office (561) 368-6200

P R O P E R T I E S

www.RoyalPalm.com

Waterfront Estate

INTERIOR FEATURES

- Elegant designer home with custom architectural details and finishes in every space
- Solid wood arched front doors with ornate brass pulls
- Grand rotunda foyer entry with designer chandelier and sconces, and marble mosaic inlay
- Marble flooring in all main living areas
- Winding marble stairway with wrought iron railing
- Designer wall and floor coverings throughout with premium textures and finishes
- Embellished oversized trim and appliques
- Formal living has a feature cast stone fireplace with decorative mantle, decorative ceiling detail, mirrored wall insets, electric shades and French doors with see-through views to the waterway
- Formal dining room features designer crystal chandelier and sconces, luxurious tuft velvet walls and curtain room divider, and hand-painted trim
- Step-down wet bar with SubZero wine refrigerator, granite counters, pendant lighting, and beverage center
- Study with custom wood built-ins, coffered ceiling, chandelier, and designer wall coverings
- Family room has three sets of sliding glass doors with waterway views, custom built-in media cabinets, exposed beam ceiling, and a full cabana bath
- Upstairs media room with French doors opening to a large sunning balcony

GOURMET KITCHEN & LAUNDRY

- Spacious kitchen with custom wood cabinetry, granite counters, center island, peninsula with morning bar seating, feature tiled vented hood, and walk-in pantry
- Large center island with seating, power, and storage
- Premium appliances: integrated SubZero refrigerator/freezer, Viking gas 6-burner range with ovens, Thermador warming drawers, and Miele dishwasher
- Separate breakfast dining wrapped in garden views with dramatic pendant chandelier
- Butler's pantry with matching counters and storage
- Deluxe first-floor laundry room with Whirlpool washer/dryer, sink, ample cabinet storage, and drip station with garment rack

MASTER SUITE & BATH

- First-floor master suite with foyer reception, 3-step tray ceiling, elegant chandelier with 3D appliqué, sitting area, and French doors opening to the pool deck
- Additional sitting/media room with stained-glass windows, and chandelier
- Spa-like master bath featuring a two-story vestibule pouring in natural light, two glass-enclosed walk-in showers, two water closets (Hers with bidet), His & Her custom wood vanities with marble counters, and a large separate Jacuzzi soaking tub
- His & Her walk-in closets with wood built-ins and custom storage

EXTERIOR FEATURES

- Incredible views of the Royal Palm Waterway and Capone Island with direct Intracoastal access
- Gated front walkway has pristine tropical landscaping and a covered entry
- Heated pool/spa with 3-tier cascading water feature, coral paver deck, and brick coping
- Professionally designed and installed tropical landscaping and lighting
- Covered terrace with refreshing water misters, outdoor dining space, and covered sitting areas
- Summer kitchen with Wolf BBQ, sink, storage, and painted tile surround
- Retractable awnings cover two additional seating areas including the master suite terrace
- 3-car garage with tile flooring and storage
- Chicago brick with coral paver accent circular driveway with privacy wall and gated walkways
- Composite dock with water, power, and personal watercraft lift

ADDITIONAL FEATURES

- Vantage lighting system
- Natural gas to appliances, fireplace, and utilities
- Security system with alarm, motion sensors, lighting, and security camera
- 4-zone air conditioning with digital thermostats
- 250-gallon water heater
- Water filtration system
- Partial impact windows and doors
- S-tile roof
- Interior and exterior speaker system
- Whole-house natural gas generator
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner



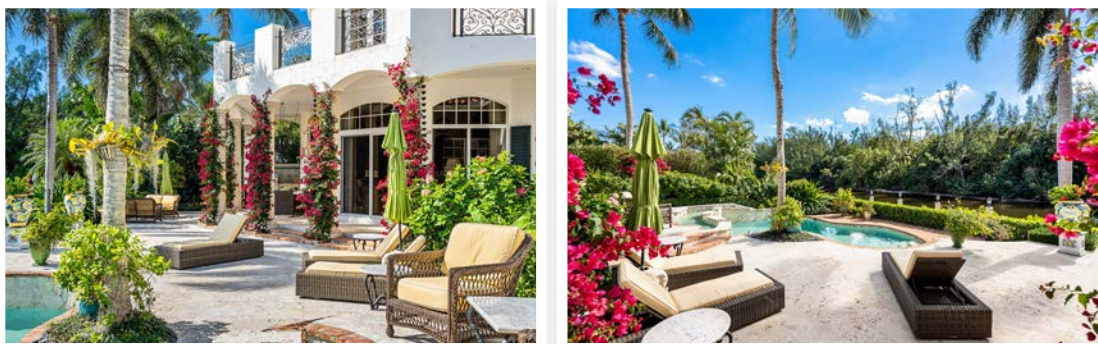
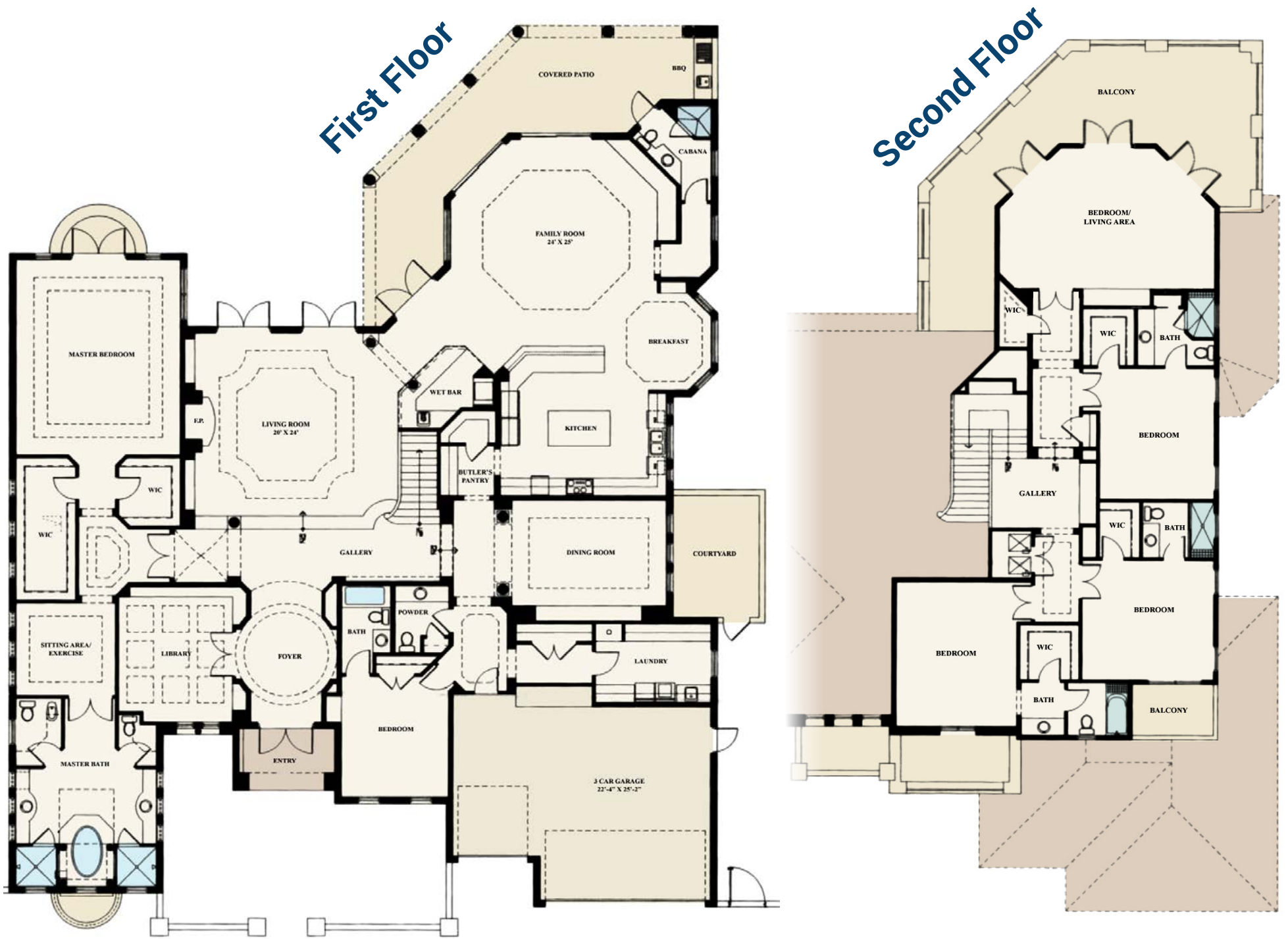
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

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 WATERFRONT ESTATE	
BEDROOMS	5
BATHROOMS	6 FULL & 1 HALF
YEAR BUILT	2000
LOT SIZE	200' X 150' X 200' X 150'
LIVING SQ. FT.	6,524 SQ. FT.
TOTAL SQ. FT.	8,449 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.