

Royal Palm Yacht & Country Club



1936 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Intracoastal Estate

INTERIOR FEATURES

- Majestic 3 bedroom plus office Venetian-inspired estate
- Grand foyer has a winding marble stairway with decorative iron railing and marble floor
- Volume ceilings, fluted columns, imported wood and stone, designer lighting, solid wood doors, premium brass hardware, and window coverings throughout
- Classic marble floors with contrasting black insets; hardwood floor on the second floor
- Custom solid wood trim and casements, hand-carved mouldings, and raised wall paneling
- Grand salon has 23 foot inset coffered ceilings, painted dome ceiling feature, imported hand-carved wood gas fireplace, stately fluted columns, wet bar, and see-through views to the pool and Intracoastal
- Formal dining room with wood floors, 3D appliqué, custom trim, and crystal chandelier
- Clubroom has a natural gas fireplace, decorative stamped ceiling, sitting room, billiards area, chevron pattern wood floors, and a sliding glass door accessing the pool deck
- Fully-equipped granite bar with sink, SubZero refrigerator, icemaker, and solid wood cabinetry
- Study/Game room with pocketing solid-wood doors, hardwood floors, and large closet (or AV room)
- Wine room has a decorative iron door and built-in SubZero refrigerator with bottle storage
- Family room opens to the kitchen for inclusive entertaining and features, a custom built-in wood media unit, exposed beams, dual sliding glass doors opening to the summer room, and Intracoastal views
- Second-floor gallery overlooks the grand salon and has an iron railing and hardwood floors inset with marble
- Second-floor office features a gas fireplace, tray ceiling, custom wood built-ins, hardwood floor, half bathroom, and sliders opening to a private balcony
- Oversized elevator with raised wood panel walls

GOURMET KITCHEN & LAUNDRY

- Spacious kitchen with custom solid wood cabinetry, French limestone floors, premium appliances, dual islands, peninsula with snack bar seating, buffet, and writing desk
- Two center islands have contrasting granite counters, prep sink, and dual chandeliers
- Premium appliances include an integrated SubZero refrigerator/freezer, Thermador 6-burner plus griddle range, dual wall-mounted ovens, Miele coffee bar, and two Kitchenaid dishwashers
- Butler's pantry with swing door opens to the dining room, has granite counters, and custom wood cabinetry
- Separate breakfast dining/morning room with chandelier and glass doors with views of the garden water feature
- First-floor laundry room has a Maytag washer/dryer, granite counters, custom painted cabinets, garment rack, and ironing board

MASTER SUITE & BATH

- Spacious second-floor master suite offers a foyer reception, tray ceiling with carved crown mouldings, and sliders accessing a massive marble balcony
- Her bath has a custom wood vanity, glass-enclosed walk-in shower, separate soaking tub, marble floors and walls, and private water closet with bidet
- His bath has custom wood vanity with marble counters, marble floors, and a glass-enclosed steam shower with rainfall fixture
- Separate His & Her walk-in closets with custom wood built-ins, volume ceilings, lighting, and storage
- Master wing features a large exercise room, dry sauna, and front balcony overlooking the motor court

EXTERIOR FEATURES

- 100' Intracoastal frontage with rear eastern exposure
- Large heated pool with swim out bench, limestone tile deck and coping
- Separate private spa near the outdoor shower
- Marble dock with iron railing, power, and water
- Professionally installed landscaping and lighting with mature privacy hedges
- Premium artificial turf front and back yards
- Summer room with tongue and groove wood ceiling, fireplace with mounted TV, and sitting/dining area
- Built-in BBQ with two gas burners, sink, storage, and stone counters/backsplash
- Gated driveway with large cobblestone motor court
- Stately solid wood panel doors with hand-carved details

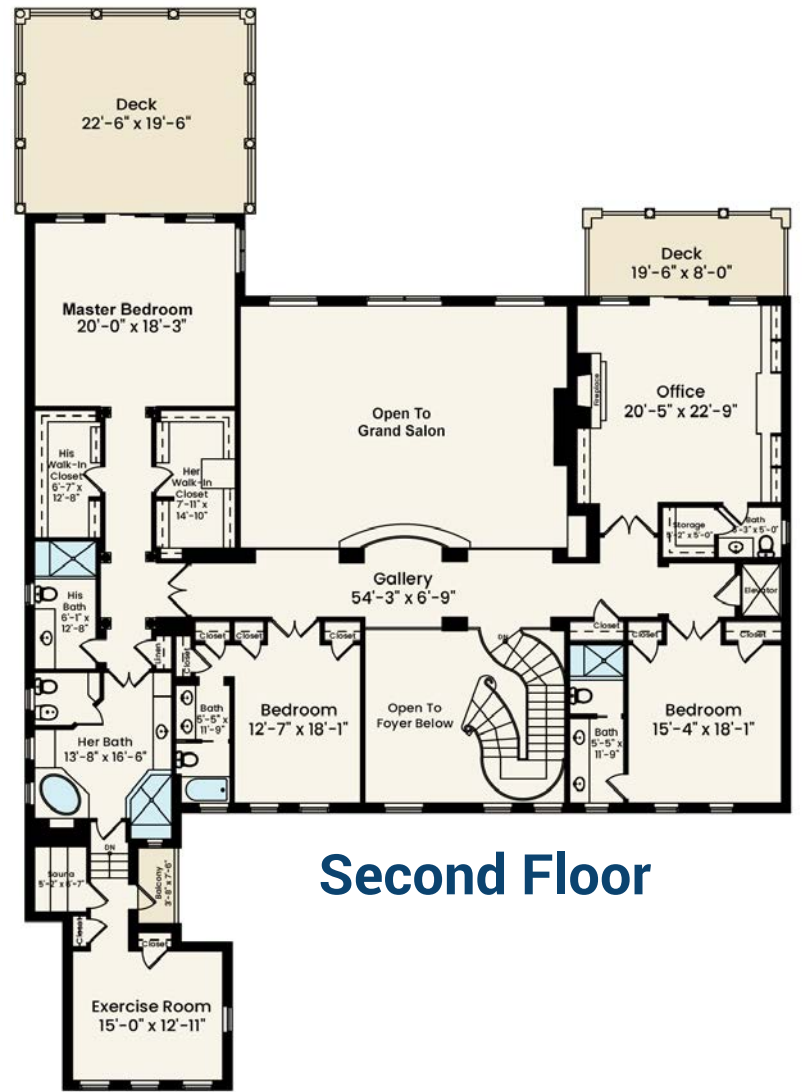
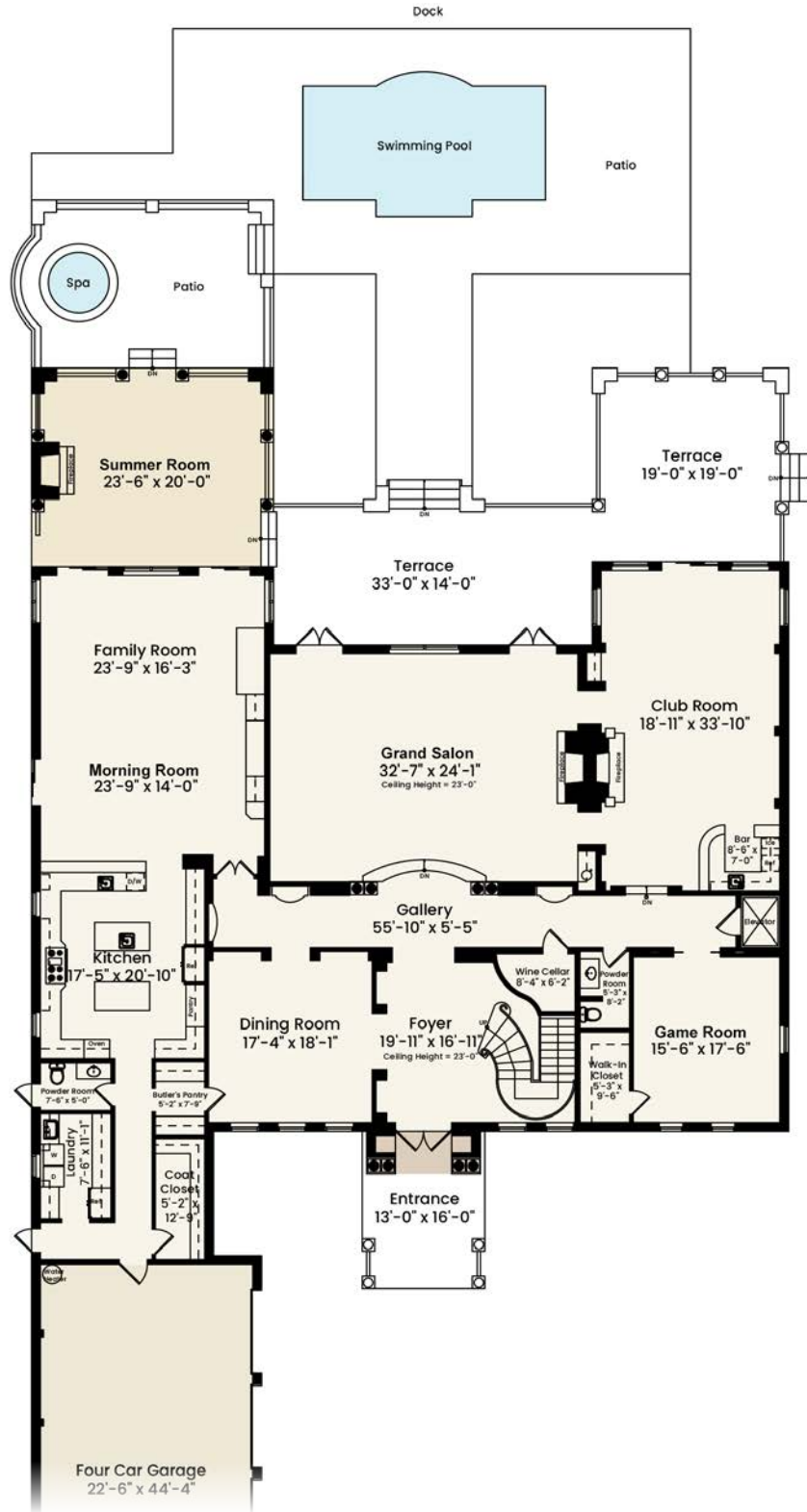
ADDITIONAL FEATURES

- Impact glass windows and doors
- 6-zone air conditioning with digital thermostats
- 4 car oversized garage with finished floors and receiving parcel room
- Security system with alarm, security lights, and closed circuit monitors
- Solid wood interior doors with premium hardware
- Natural gas to utilities, appliances, and all 4 fireplaces
- Round copper gutters and underground downspouts
- S-tile roof
- Wired speaker system throughout inside and exterior
- Whole-house natural gas generator
- Whole-house water filtration system
- Central vacuum



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

1936 Royal Palm Way



Second Floor





Intracoastal Estate

TROPHY INTRACOASTAL LOT!

BEDROOMS	3 + OFFICE
BATHROOMS	4 FULL & 3 HALF
YEAR BUILT	2003
LOT SIZE	101' X 216' X 100' X 198'
LIVING SQ. FT.	7,840 SQ. FT.
TOTAL SQ. FT.	9,480 SQ. FT.
GARAGES	4

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.