

# Royal Palm Yacht & Country Club



## 1300 Thatch Palm Drive | Boca Raton, Florida



Office (561) 368-6200

P R O P E R T I E S

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

### Golf Course Estate

#### INTERIOR FEATURES

- Four bedrooms, four full and two half baths located on a beautiful golf course lot
- Interior designed & decorated by multiple award-winning designer P&H Interiors
- Solid Mahogany front door with transom windows
- Grand foyer with designer chandelier, winding stairway with iron railing and wood treads, and custom wall moldings
- Volume ceilings and ample trim
- First floor has polished marble tile; engineered hardwood on the second floor
- Eight-foot paneled interior doors and generous crown molding throughout
- First-floor powder room has designer wall covering and an electric Toto commode
- Formal living room, coffered ceilings, natural gas fireplace with marble surround and wood mantle, and collapsing sliders opening to the summer room
- Entertainer's bar with U-line refrigerator/icemaker, stone counters, sink, tile backsplash, and pendant lighting
- Formal dining room with designer chandelier, dropped tray ceilings, mirrored feature wall with inset wood trim, and marble floors
- Office has a custom wood trim ceiling, pocketing solid wood privacy doors, a built-in two-sided desk with stone inlay, and collapsing sliders to the pool
- Clubroom has a back-lit pressure stone wall bar with open glass shelving, counter-height seating and premium engineered countertops, wine refrigerator, polished marble tile floors, gaming space, and media area with wood beam ceiling
- Temperature controlled wine room steps away from the dining room with floor-to-ceiling wood racks
- Family room opens to the kitchen and has 12' sliders opening to the summer kitchen
- Second-floor loft living room with surround sound, collapsing sliders, and mounted TV
- Elevator with raised wood paneling and mirror

#### GOURMET KITCHEN & LAUNDRY

- Bright white kitchen with dual islands, imported stone counters, pendant lighting, and walk-in pantry
- Dual islands, each with its own sinks, ample storage, and snack bar seating
- Premium appliances include SubZero integrated refrigerator with 4 freezer drawers, Thermador 6-burner plus griddle and oven range, wall-mounted oven and warming drawer, and two dishwashers
- Breakfast dining has a designer chandelier and is wrapped in pool views
- Deluxe second-floor laundry room with two sets of Electrolux washers and dryers, solid surface counters, sink, and ample cabinetry
- Secondary laundry in the south garage with Samsung washer and dryer, sink, and storage

#### MASTER SUITE & BATH

- Spacious master suite has tray ceilings, textured electric fireplace, morning bar, and collapsing sliders opening to a massive tiled balcony with iron railing and incredible golf course views
- Separate His & Her boutique-style walk-in closets with custom built-in storage, lighting, and biometric locks
- Large master bath has custom wood His & Her Vanities with marble countertops, designer chandelier, marble floors with mosaic tile inlay, glass-enclosed shower with rainfall fixtures and body sprays, separate soaking tub, and private water closets with electric Toto commodes



#### EXTERIOR FEATURES

- Heated resort-style pool with mosaic tile accents, raised spa with cascading spillover, dual fire bowls with fountains, sun shelf, and swim out bench
- Travertine pool deck and outdoor shower
- Mosquito repellent misting system
- Professionally designed and maintained tropical landscaping
- Premium artificial turf front and back yards
- Large covered patio with wood ceilings, speakers, dining, and seating areas
- Fully-equipped summer kitchen with outdoor BBQ and counter-height seating
- 3-car plus golf cart air-conditioned garage with epoxy finished floors and storage
- Circular paver driveway and gated walkways

#### ADDITIONAL FEATURES

- Hurricane resistant home construction, designed for winds up to 160 mph, including impact windows/doors
- Complete home audio/video system with Vantage controls
- 4-Zone efficient Carrier A/C with programmable thermostats and ultra-quiet bath exhausts
- Natural gas appliances including cooktop, pool heater, BBQ, water heater, generator, and fireplaces
- Energy smart, upgraded open-cell foam insulation air barrier in ceilings; Injected foam in all exterior walls and sound-reducing insulation at all walls and floors
- Lutron lighting system
- Whole-house water softening system
- Tinted energy loss-reducing windows
- Aqualink WiFi-enabled pool controls
- 48 KW complete house natural gas back up generator
- Security system with closed-circuit cameras, monitors, alarm, motion detectors, and lighting
- Electric and automatic shades in the master suite and main living areas
- Speakers system throughout the interior and exterior
- Air-conditioned A/V closet with custom racking system
- Central vacuum with accessory package

Presented Exclusively By

David W. Roberts - Broker/Owner



P R O P E R T I E S

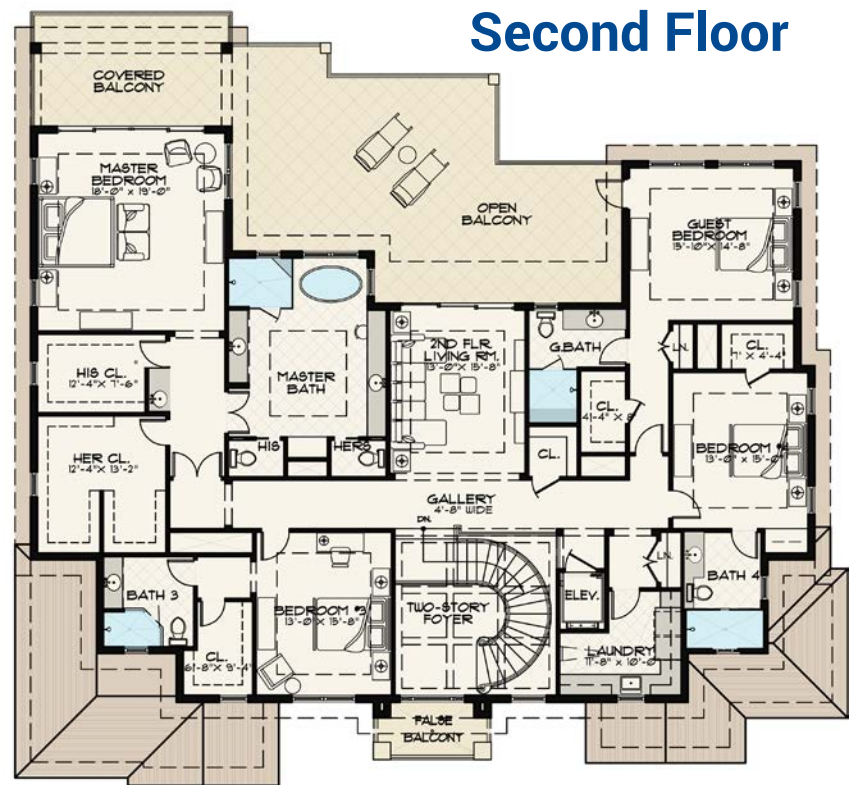
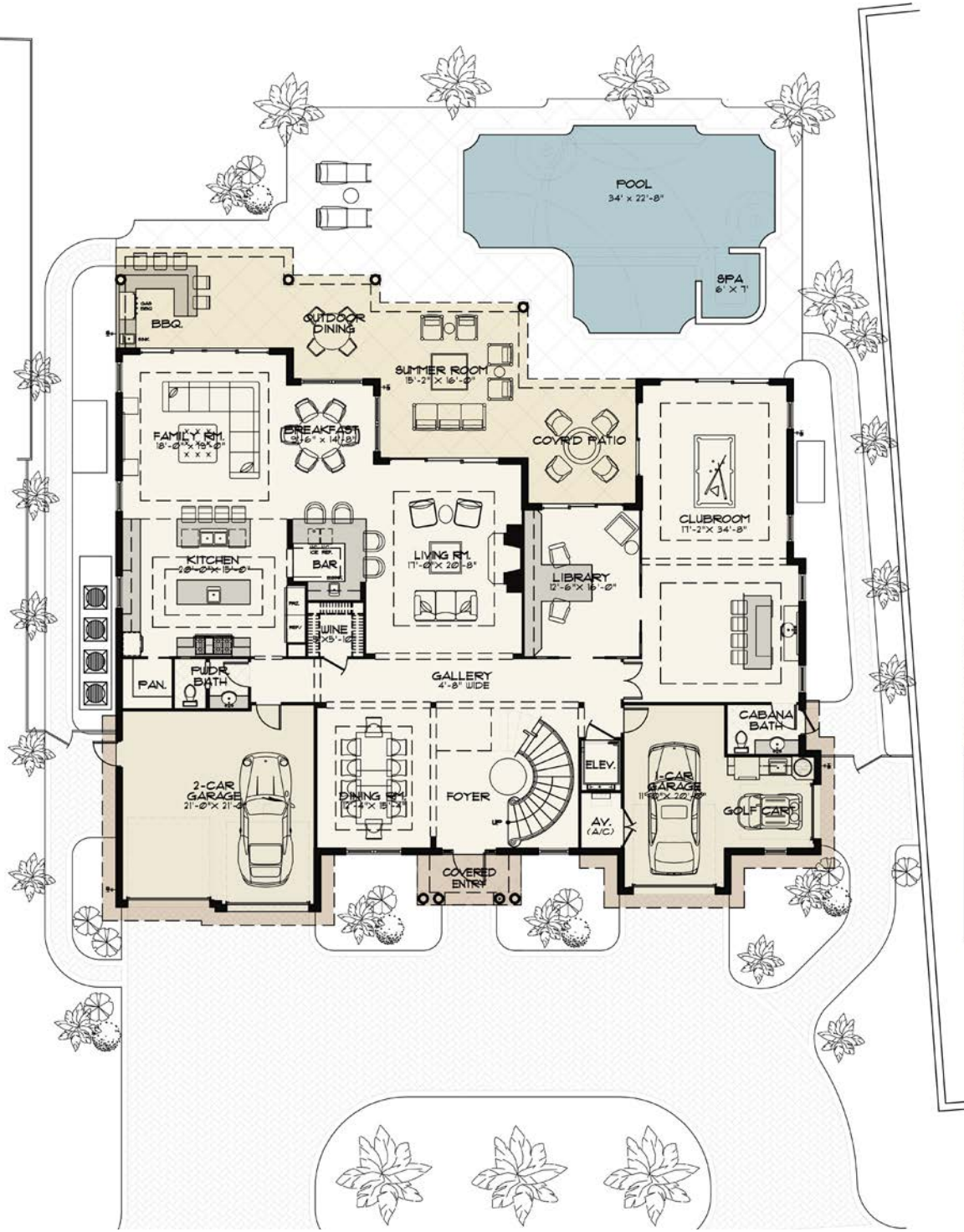
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

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### Golf Course Estate

BEDROOMS	4 + OFFICE
BATHROOMS	4 FULL & 2 HALF
YEAR BUILT	2014
LOT SIZE	100' X 120' X 91' X 120'
LIVING SQ. FT.	6,022 SQ. FT.
TOTAL SQ. FT.	7,820 SQ. FT.
GARAGES	3 + GOLF CART

**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.