

# Royal Palm Yacht & Country Club



1869 Sabal 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

- Expansive and beautiful 5-bedroom estate
- Foyer entrance with decorative marble floor and massive solid wood doors
- Wrapping marble stairway with wrought iron railing and custom chandelier
- Marble flooring throughout all main living areas
- Volume ceilings, oversized trim, custom woodwork, and cast stone details throughout
- Living room with metallic painted arched ceiling, chandeliers, and built-in bookcases
- Grand dining room with painted coffered ceiling, two-sided tumbled stone fireplace, and 3 sets of French doors opening to the pool
- Clubroom with beautiful wood floors and built-ins, coffered ceilings with wood moldings, equipped bar with refrigerator and sink, and billiards area
- Large Family Room opens to the kitchen with built-in media space, 4 sets of French doors accessing the covered loggia, and a powder room with a cabana door
- Handsome study has custom wood built-ins, designer wall coverings, fireplace, and views of the backyard
- Temperature-controlled wine cellar has a sliding ladder and cedar racking with storage for thousands of bottles.
- Exercise room with beverage center and golf views
- Second-floor guest suite with a massive marble sunning balcony, ensuite bathroom with large vanity, soaking tub, walk-in shower, and walk-in closet
- Elevator with raised wood panelled walls

### GOURMET KITCHEN & LAUNDRY

- Spacious kitchen with white custom wood cabinets, quartz counters, large center island with custom pot rack, marble slab feature wall with a custom stainless steel vented hood, 2 full-size sinks, butlers pantry, walk-in pantry, counter-height snack bar, and tongue & groove ceiling
- Premium appliances include integrated SubZero refrigerator/freezer, Meile 6-burner plus griddle natural gas range with ovens, dual wall-mounted ovens, and dishwasher
- Large center island with butcher block base, sink, power, and storage
- Servery with Miele coffee bar and large walk-in pantry
- Separate breakfast dining area with chandelier wrapped in views of the pool
- First-floor laundry room with wood cabinets, Maytag washing machine and 2 dryers, ironing board, granite counters, and sink
- Second-floor utility room with stackable washer and dryer

### MASTER SUITE & BATH

- First-floor master suite features an elegant foyer reception with decorative marble inlay
- Spacious suite has deep tray ceiling, and a sizable seating area with stone floors, fireplace, breakfast bar, and 2 sets of French doors leading to the pool deck
- Her bath is adorned in marble featuring large vanities with marble counters, jetted soaking tub, and frameless glass walk-in shower with a rainfall fixture
- His bath has a Toto toilet and urinal, marble floors, custom wood vanity with granite counters, and a large frameless glass walk-in shower
- Large His & Her walk-in closets with custom built-ins and luggage islands

### EXTERIOR FEATURES

- Golf course estate on 2.5 lots overlooking the 9th and 18th fairways
- Heated resort-style pool and spa with mosaic tile finish and travertine paver deck and coping
- Privacy hedge wraps the entire perimeter of the property
- Massive pet and child-friendly yard with playground, fire pit, and sports court
- Professionally designed landscaping and lighting
- Summer kitchen and bar seating with solid surface counters, DCS grill, U-Line refrigerator, Earthstone pizza oven, sink, and television
- Large covered terraces with dining area, living space, and an outdoor fireplace with mounted television
- Spiral staircase leads to second-floor guest balcony
- Half-basketball court with a nonslip finish
- 4-hole putting green
- Gated paver circular driveway with callbox

### ADDITIONAL FEATURES

- Impact glass windows and doors
- Crestron lighting with tablet controls
- Custom A/V racking system and room
- Security system with alarm, lighting, and cameras
- Interior and exterior speaker system
- 6-zone air conditioning with digital thermostats and linear diffused A/C vents
- Natural gas to appliances, fireplaces, and utilities
- Air-conditioned 4-car plus 2 golf cart garages with finished floors open to a large motor court
- Natural gas generator
- Aqualink Wi-Fi pool controls
- S-tile roof
- 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

**1869 Sabal Palm Drive**



**Second Floor**



 <b>Golf Course Estate</b> 2.5 GOLF COURSE LOTS	
<b>BEDROOMS</b>	<b>5 + OFFICE</b>
<b>BATHROOMS</b>	<b>6 FULL &amp; 2 HALF</b>
<b>YEAR BUILT</b>	<b>2003</b>
<b>LOT SIZE</b>	<b>339' X 143' X 189' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>9,800 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>13,150 SQ. FT.</b>
<b>GARAGES</b>	<b>4 + 2 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.