

Royal Palm Yacht & Country Club



230 South Maya Palm Drive | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Waterfront Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

INTERIOR FEATURES

- 5-bedroom waterfront home with inviting and elegant contemporary interiors
- Grand foyer with 23' ceilings, iron and crystal chandelier, and coffered ceilings
- Winding stairway with walnut treads and decorative wood and iron railing
- First floor has polished marble - Second floor has American walnut hardwood
- Volume ceilings and generous trim throughout
- Formal living room has coffered ceilings, natural gas fireplace with marble surround and marble mantle, sconces, and French doors opening to the pool
- Dining room has coffered ceilings, dual chandeliers, and French doors opening to the covered patio
- Office features custom wood built-ins with a 2-sided desk, premium carpet, and two sets of solid wood pocketing doors
- Clubroom has exposed beam ceiling, designer wall coverings and carpet, wood-paneled walls, media space with mounted TV and surround sound speakers, billiards/gaming space, half bath, and a full bar
- Club bar has granite counters, sink, beverage refrigerator, ice maker, and wood cabinetry
- Temperature-controlled wine room with custom wood wine racking system steps from the dining room
- Family room opens to the kitchen and breakfast dining room for inclusive entertaining and features a built-in media unit, surround sound, and collapsing zero-post sliding glass doors for total indoor/outdoor living
- Second-floor loft living room has deep tray ceilings, surround sound, mounted TV, and French doors opening to a shared balcony with waterway views
- Elevator with raised paneling and mirror

GOURMET KITCHEN & LAUNDRY

- Spacious kitchen with two center islands, solid wood and window-back cabinetry, premium granite counters, marble backsplash, and wood tray ceiling
- Two center islands with sinks, pendant lighting, power, and storage
- Premium appliances include an integrated SubZero refrigerator/freezer, beverage drawers, Thermador 6-burner plus griddle and oven range, wall-mounted oven and microwave, dual dishwashers, and Miele coffee bar
- Breakfast dining room has views of the pool
- Deluxe second-floor laundry room has Whirlpool washer/dryer, solid surface counter, sink, wood cabinetry, garment rack, ironing board, and drip station

MASTER SUITE & BATH

- Spacious master bedroom with gallery entrance, equipped morning bar with sink and refrigerator, inviting suite, and French doors opening to a large covered balcony with waterway and pool views
- Her bath has custom wood vanities with marble counters, marble floors, large walk-in shower, soaking tub, and private water closet
- His bath has a custom wood vanity with marble counters, glass walk-in shower with rainfall fixture, marble floors, mounted TV and private water closet
- Separate His & Her closets located off their respective bathrooms with custom wood built-in, lighting, and storage - Hers has a luggage island



EXTERIOR FEATURES

- 90' on the Fishtail Palm Waterway with desired rear southern exposure
- Concrete dock with Limestone decking, water, power, and additional floating dock for kayaks
- Solid mahogany doors with pre-cast stone details
- Covered summer room with wood ceilings, large entertainment/sitting area, and fireplace
- Summer kitchen has bar seating, built-in alfresco BBQ, refrigerator, and sink
- Resort-style pool and spa with elegant stone decks
- Interlocking brick paver circular driveway and walkways
- Structurally superior, weather and heat resistant Hanson Regal roof tile
- Landscape and irrigation professionally designed

ADDITIONAL FEATURES

- Hurricane resistant home construction, including windows, exterior doors, and garage doors
- Impact glass windows and doors with energy loss-reducing tint
- Professional exterior waterproofing at all door and window openings
- Energy Smart upgraded open-cell insulation air barrier plus sound-reducing insulation at all walls and floors
- Crestron smart-home system with remote phone and tablet controls for the sound system, cameras, security system, pool control, climate control, and video
- Sound system with Crestron speakers throughout
- Natural gas installed for cooktop, pool heater, BBQ, water heater, generator, and fireplace
- 3.5-car air-conditioned split garages with epoxy floors, built-ins, refrigerator, AV room, and storage closet
- 4-Zone high-efficiency A/C with programmable thermostats and exhausts
- Whole-house natural gas generator
- Premium water treatment system for the entire home with cooling osmosis system in the kitchen
- Central vacuum

Presented Exclusively By

David W. Roberts - Broker/Owner

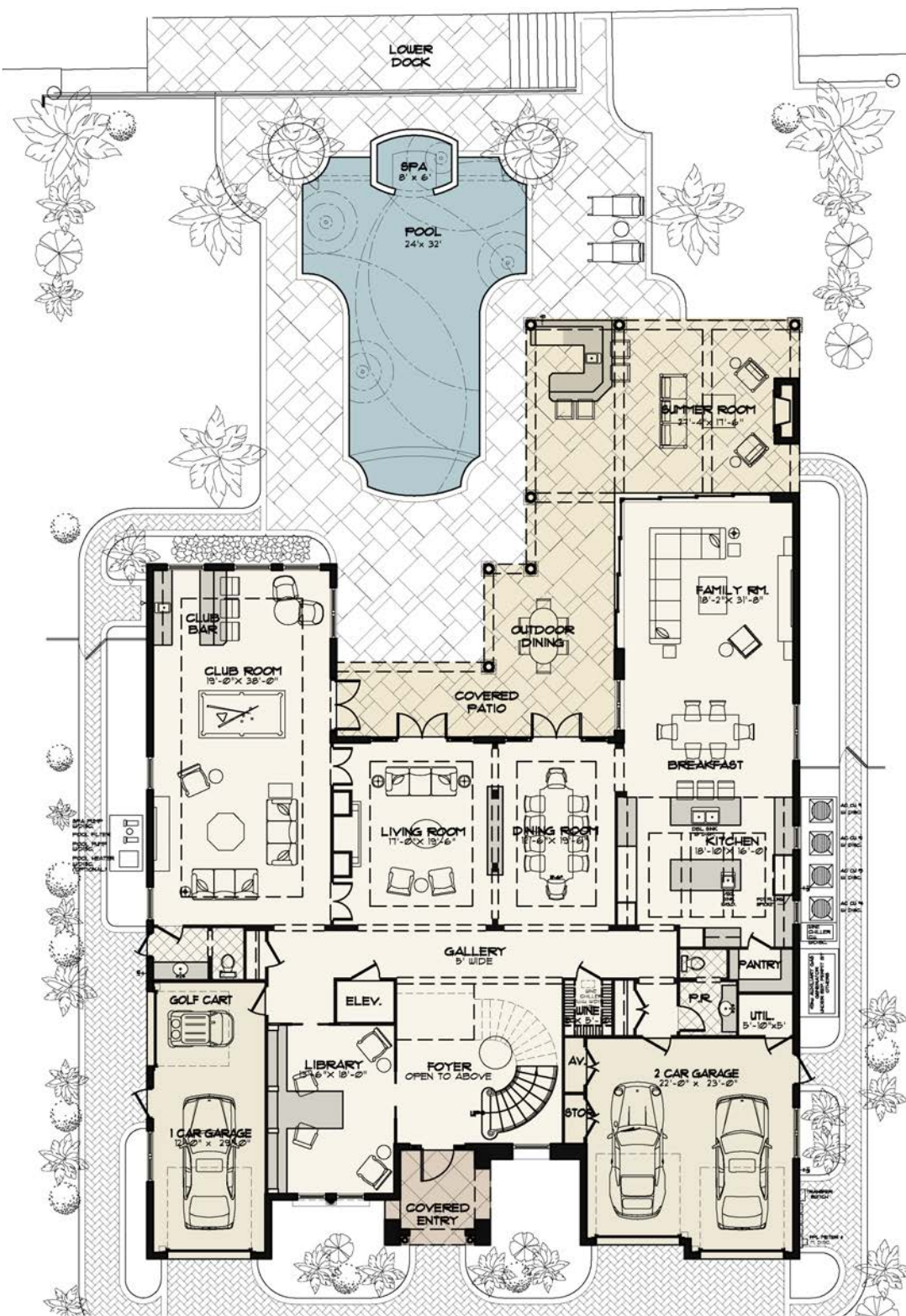


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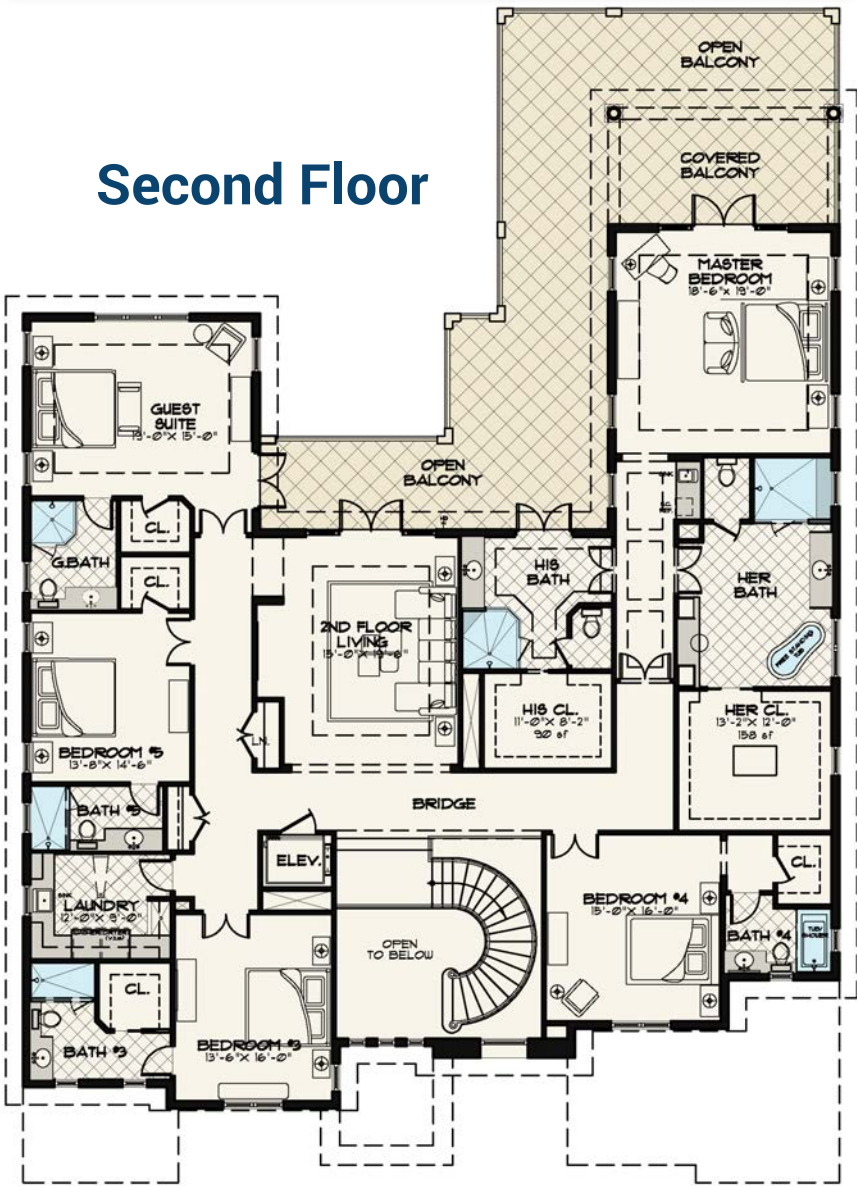
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

230 South Maya Palm Drive



Second Floor



Waterfront Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

BEDROOMS	5 + OFFICE
BATHROOMS	6 FULL & 2 HALF
YEAR BUILT	2014
LOT SIZE	90' X 150' X 90' X 151'
LIVING SQ. FT.	7,234 SQ. FT.
TOTAL SQ. FT.	9,502 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.