

Royal Palm Yacht & Country Club



1521 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Golf Course Estate

INTERIOR FEATURES

- Light and bright single-story 4 bedroom home with an open split floor plan
- Wood and glass front double doors with arched transom and sidelights
- Foyer entry has a chandelier, tray ceilings, and marble tile inlays
- 16-foot volume ceilings, marble tile floors, and crown molding throughout main living areas
- Formal Living room has a fireplace with a carved wood mantle, and French doors opening to the covered patio with incredible pool and golf course views
- Entertainer's bar has marble counters with wrap-around seating, sink, and wine refrigerator
- Formal dining room has an elegant chandelier with appliques and a tall arched window
- Library has a custom wood desk and built-ins, premium carpet, ceiling fan, and French doors with decorative glass
- Spacious family room opens to the kitchen, has custom media built-in with glass shelving, powder room with cabana door, and glass sliding doors opening to the pool

GOURMET KITCHEN & LAUNDRY

- Spacious kitchen features custom wood cabinetry, contrasting white hood, granite countertops, double tray ceilings, center island, peninsula with breakfast bar seating, and a writing desk
- Center island has an additional sink, power, and storage
- Premium stainless steel KitchenAid appliances include 48" refrigerator/freezer, double wall-mounted ovens, glass cooktop, and dishwasher
- Separate breakfast dining space is wrapped by bay windows with tremendous pool views
- Laundry room has Whirlpool washer and dryer, wood cabinetry storage, sink, and ironing board

MASTER SUITE & BATH

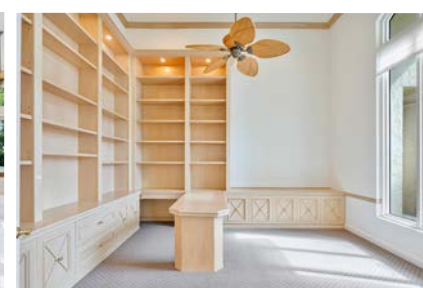
- Generous Master suite along the northwest wing of the home, features a chandelier entrance, high tray ceilings, and master sitting area with pool and golf views
- Private entrance to patio and pool
- Master bath is softly lit by a large frosted glass window and enhanced by recessed alcove lighting
- Bath features polished marble tile floors, double vanities, a separate jetted tub and walk-in shower, and a private water closet with commode & bidet
- Separate His & Her walk-in closets with custom built-in cabinetry and mirrors

EXTERIOR FEATURES

- Well-appointed on 100' on the Jack Nicklaus 6th fairway and across the street from the Intracoastal
- Single story Mediterranean-style home
- Heated pool and raised spa with cascading water feature, tiled accents, and paver coping
- Interlocking paver deck and outdoor shower
- Gated backyard with tropical landscaping
- Covered patio perfect for dining has a ceiling fan, recessed lighting, and outdoor speakers with panoramic golf views
- Large interlocking paver driveway leads to a stately covered entrance
- Split 3-car garage with painted concrete floors and storage room

ADDITIONAL FEATURES

- Impact glass windows and doors
- 3-zone air conditioning with digital thermostats
- Security system has alarm and motion lights
- Natural gas to utilities
- Two 80-gallon water heaters
- Interior and exterior speaker system
- Whole-house natural gas generator
- Home intercom system
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner

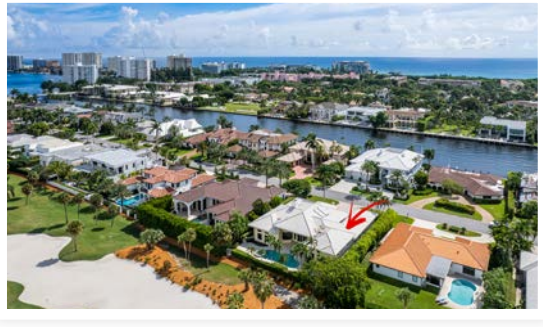


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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

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 Golf Course Estate	
BEDROOMS	4
BATHROOMS	4.2
YEAR BUILT	1994
LOT SIZE	100' X 140' X 100' X 140'
LIVING SQ. FT.	4,325 SQ. FT.
TOTAL SQ. FT.	5,742 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.