

# Royal Palm Yacht & Country Club



215 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

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

## Golf Course Estate

### INTERIOR FEATURES

- 5 bedroom Mediterranean-style golf course estate
- Grand foyer entry with custom wood and glass detailed double doors, custom crystal chandelier, marble floors with color marble inlay
- Marble floors, oversized moldings, plantation shutters, and custom window treatments throughout home
- First and second floor Gallery hallways that extend the width of the home featuring elegant chandelier lighting, wrought iron details, feature mirror wall and tumbled stone columns and rope accents
- Great room with floor to ceiling windows, coffered painted ceiling, grand chandelier, gas fire place with tumbled-stone two-story surround, and gallery displays
- Fully equipped bar with step down, wood cabinet storage, granite counters, and U-line refrigerator
- Wine storage with wrought iron doors, wood storage racks and wine refrigerator
- Spiral marble staircase with wrought iron railings, brick wall accents, and bottle storage plus wine refrigerator located on first floor
- Formal dining room with elegant chandelier, tray ceiling with recessed lighting, beautiful built-in storage and French doors leading to courtyard with large fountain
- Family room with wood detailed coffered ceiling, custom built-in entertainment furniture, elegant chandelier and French doors opening to the pool deck
- Private first floor VIP guest suite with tray ceilings, double door accessible entry, walk-in closet, and frameless glass shower
- Office/Library with wood floors, coffered ceilings, fireplace, custom built-in and shelves, and French doors with views of the pool
- Second floor media room with accessible double door entry, wood coffered ceiling, and large balcony
- Large bonus room on second floor

### GOURMET KITCHEN & LAUNDRY

- Beautiful open kitchen with custom wood cabinets, large feature tumbled-stone hood, natural stone backsplash, peninsula with counter height seating, and an enormous center island with solid stone counters, sink, microwave, storage, and custom pot rack
- Appliances include SubZero refrigerator/freezer, Thermador gas 6-burner plus griddle cook top, Thermador double wall mounted ovens, two Asko dishwashers, and mounted microwave located in the island
- Breakfast dining space with custom wood beam details, chandelier, and surrounding views of the pool
- Butler's pantry with matching cabinets and counters
- Open concept flow between family room and kitchen
- First floor and second floor laundry rooms with Maytag washer and dryer, wood cabinets, granite counters, soaking sink, storage closet and refrigerator (1st floor)

### MASTER SUITE & BATH

- Carpeted first floor master suite with double door entry into foyer, tray ceilings with gold-foil painted detail, large sitting area, electric shades, fully-equipped breakfast bar, tumbled-stone fire place, custom window treatments, and door to the pool deck
- 3 walk-in closets with wood built-ins and storage
- Master bath features an enclosed steam shower with rainfall fixtures, double vanity with additional make-up vanity, separate jetted Vita Bath tub, two water closets with bidet, marble and stone accents and floors, hand-painted details, and two-story open vestibule with a custom elegant crystal chandelier

### EXTERIOR FEATURES

- Inviting resort-style pool with rock grotto spa, cascading water feature and paver pool deck
- Covered summer room and kitchen with wood ceilings, recessed lighting, mounted television, fireplace, mounted speakers, and DSC grill with granite counters and storage
- Open entertainment and lounging spaces around pool with views of the 1st fairway
- Gated front door entrance and backyard
- Multiple private sunning balconies on second floor
- Large circular paver driveway

### ADDITIONAL FEATURES

- 4-car garage with finished floors and locking storage
- Hurricane impact glass doors and windows
- Ademco security system with cameras, motion sensors and lights
- Barrel tiled roof
- Honeywell digital thermostat
- 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


## 215 Royal Palm Way

### First Floor



### Second Floor



 <b>Golf Course Estate</b>	
<b>BEDROOMS</b>	<b>5</b>
<b>BATHROOMS</b>	<b>6.1</b>
<b>YEAR BUILT</b>	<b>2004</b>
<b>LOT SIZE</b>	<b>95' X 150' X 104' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>7,036 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>8,627 SQ. FT.</b>
<b>GARAGES</b>	<b>4</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.