

# Royal Palm Yacht & Country Club



261 Alexander Palm Road | Boca Raton, Florida



Office (561) 368-6200

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

## Waterfront Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

### INTERIOR FEATURES

- Front entrance with solid mahogany and glass detail
- Grand foyer entry with custom wood and glass stairway and designer chandelier 36" honed marble floors, oversized moldings and volume ceilings throughout
- Library/Office with wood panel walls, custom built-ins and large two-sided desk, two sets of solid pocket doors, and custom wood work
- Formal Living Room with 72" linear gas fireplace, decorative molding ceiling, feature marble wall, and custom chandelier
- Formal dining space with custom chandelier and surrounding views of the pool
- Club room with drop ceiling, custom wood detail wall, media space with 85" mounted Sony TV with complete surround sound system, billiards table, and cabana bath
- Fully equipped bar with frameless glass temperature controlled wine room with custom metal racking system, quartz counters, sink, U-Line refrigerator and ice maker
- Second floor living room with custom built-ins, equipped wet bar, and sliders to the wrapping limestone balcony
- Second floor and second master suite with equipped breakfast bar, over lit tray ceilings, wood floors, covered balcony, large bathroom with double sinks, rainfall shower, private water closet, large walk-in closet with custom built-ins
- Elevator with mirrors and wood paneling

### GOURMET KITCHEN & LAUNDRY

- Light and bright dream kitchen with hi-gloss white veneer cabinets with contrasting lower cabinets and islands, custom designer back splash, premium quartz counters, and two large islands - one with counter-height seating
- Appliances include: Subzero refrigerator/freezer, double mounted Wolf ovens, gas 5-burner Wolf cook top, warming drawers, two Bosch dishwashers, two full-size sinks, and a pot filler
- Deluxe first and second floor laundry with solid stone counters, sink, Electrolux washers and dryers, garment racks, ironing board, and wood cabinet storage

### MASTER SUITE & BATH

- Spacious and open master suite with water views, double door entry, Oak hardwood floors, tray ceiling, sitting nook, and two sets of doors to the pool
- Master bath with marble floors and wall accents, double vanities with waterfall edge counters, dual water closets, large frameless glass shower with rainfall fixture, and freestanding soaking tub
- His and her closets with custom wood and glass built-ins and track lighting

### EXTERIOR FEATURES

- Custom heated infinity edge pool with mosaic tile accents, water jets, fire bowls and spa with elegant limestone pool deck and outdoor shower
- Stone dock equipped with power and water
- Summer room with non-porous counters, mounted 55" Sunbrite TV, Alfresco BBQ, sink and seating
- 4-hole putting green
- Open and covered dining and entertaining spaces with custom fans, speakers, and recessed lighting
- Professionally installed landscape and lighting
- Circular driveway with sealed stone pavers

### ADDITIONAL FEATURES

- Hurricane resistant home construction, including windows, exterior doors, garage doors, and metal roof
- Professional exterior waterproofing at all door and window openings
- Structurally superior cement roof tiles
- Vantage one-touch lighting system
- Crestron smart-home system with tablet controls
- 4-car garage + golf cart
- Linear diffused air vents
- Security cameras and alarm accessible by Crestron smart-home controls
- 5-Zone high efficiency A/C quiet bath exhausts
- Whole house 70kW natural gas backup generator



Presented Exclusively By

David W. Roberts - Broker/Owner

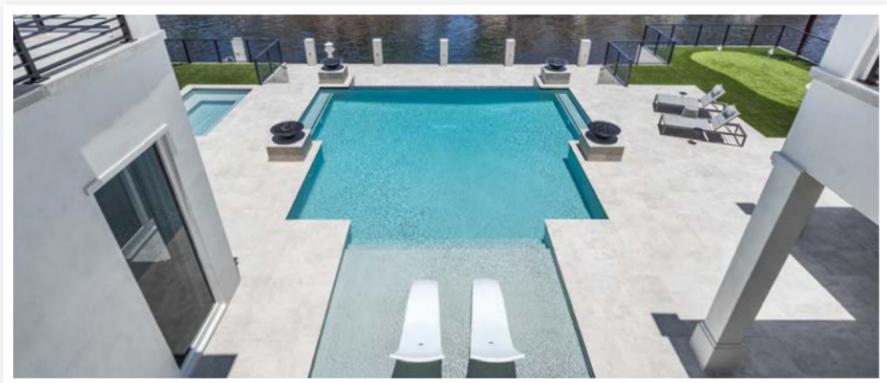
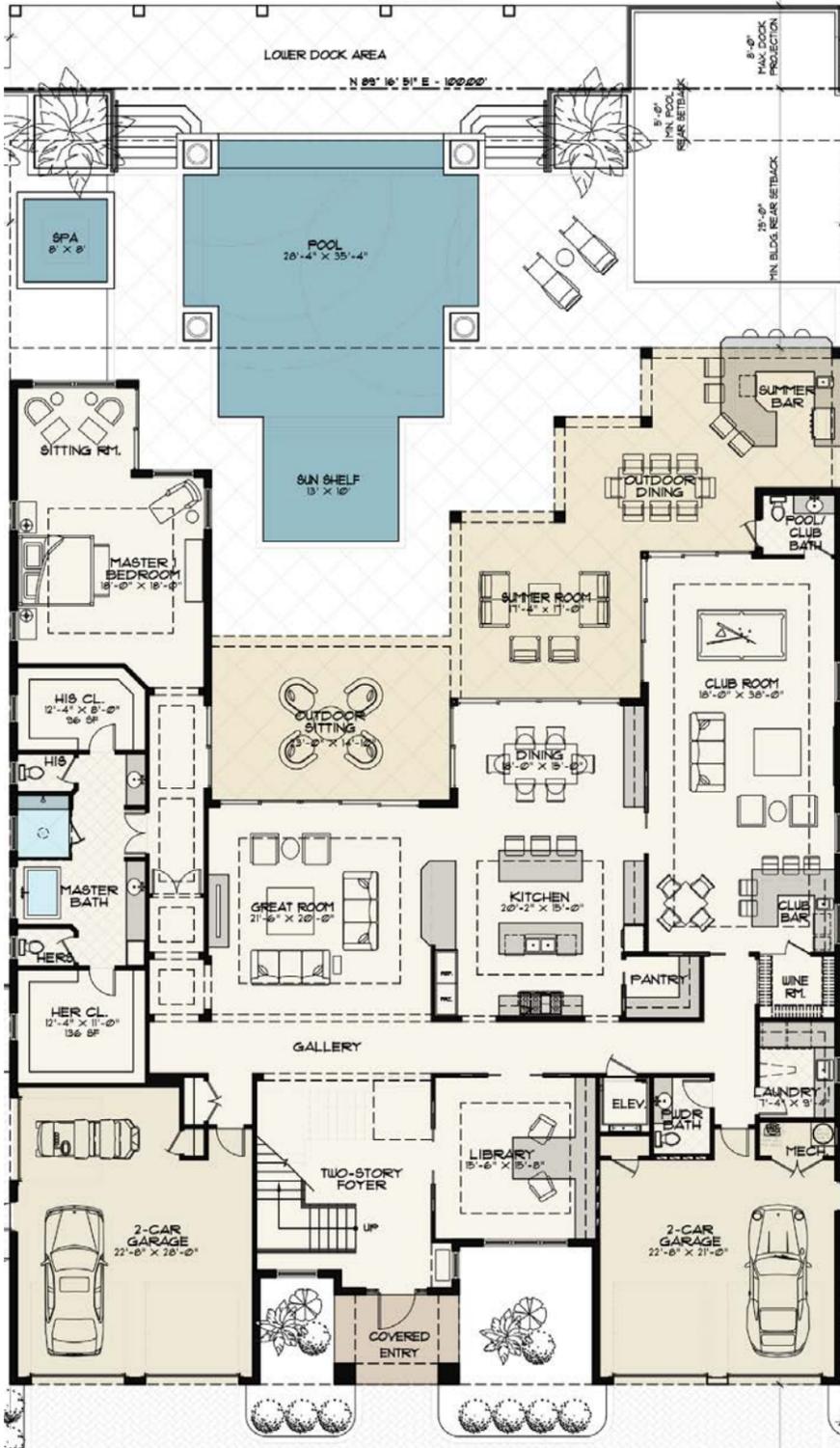


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<b>BEDROOMS</b>	<b>6</b>
<b>BATHROOMS</b>	<b>6.2</b>
<b>YEAR BUILT</b>	<b>2018</b>
<b>LOT SIZE</b>	<b>100' X 150' X 100' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>8,313 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>11,028 SQ. FT.</b>
<b>GARAGES</b>	<b>4 + GOLF CART</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.