

Royal Palm Yacht & Country Club



311 Fan Palm Road | Boca Raton, Florida



Office (561) 368-6200

www.RoyalPalm.com

Golf Course Estate

INTERIOR FEATURES

- Solid wood grand front door with glass transom
- Elegant two-story foyer entry with custom chandelier and views out to the pool
- Formal living room with two-story linear gas fire place featuring custom bronzed mirror and marble surround
- Engineered hardwood floors, volume ceilings, and custom wood moldings and built-ins throughout
- Glass stairway with matching wooden trim rails
- Formal dining room with tray ceilings and custom wood work, designer chandelier, and access to the wine room
- Centrally located kitchen that opens to the living room, breakfast area and family room
- Family room with custom wood molding ceiling, built-in media center with floating shelves and Samsung TV, recessed lighting, and fully equipped bar with storage, refrigerator, ice-maker, and sink
- Second-floor living room with mounted Samsung TV, custom metal fan, and French doors to the front balcony
- Bonus media/meditation room
- First-floor guest room with ensuite cabana bathroom
- Private office with coffered ceiling, designer wall paper, built-in storage, carpet, and glass French doors

GOURMET KITCHEN & LAUNDRY

- Custom wood cabinetry with premium Cambria counters
- Upgraded Thermador appliances including range with 6 gas burners and griddle, espresso machine, microwave, dishwasher, and refrigerator/freezer
- Large center work island with sink, power, storage, and counter-height seating
- Oversized combined mud and laundry room with LG front-loading washer and dryer, solid stone counters, sink, mosaic tile backsplash, tile floors, beverage refrigerator, and walls of storage

MASTER SUITE & BATH

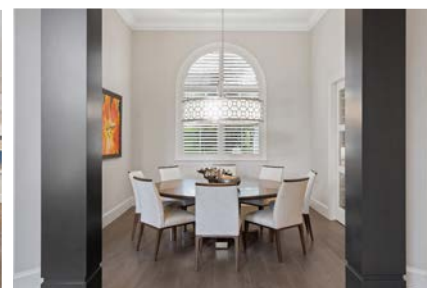
- Grand first-floor master suite with vestibule, custom wood molding ceiling detail, wood floors, custom lighting and mirrored accents, spacious bedroom with sitting area, and French doors opening to a loggia
- Elegant master bath with barn door entrance featuring his and her wood vanities plus a make-up area with quartz counters, large walk-in shower with rainfall showerhead and frameless glass surround, free-standing Kohler tub, ceiling speakers, and private water closet with a Kohler urinal
- Separate his and her walk-in closets with wood built-ins, and barn door entrances

EXTERIOR FEATURES

- Superior fenced-in backyard with low-maintenance artificial turf and serene views of the 7th fairway
- Custom heated pool with cascading spa, two fire braziers with spillovers, and designer stone pool deck
- Landscape and irrigation professionally designed
- Multiple open and covered entertaining and dining spaces
- Summer kitchen with Alfresco BBQ, refrigerator, wood cabinets, counter seating, mounted outdoor TV, surround sound speakers and seating space
- Backyard seating area with natural gas firepit

ADDITIONAL FEATURES

- Structurally superior flat cement roof tiles
- Security system with motion, alarm and carbon monoxide detection
- 3 Car Garage with finished floors and built-in storage
- Natural gas installed for Thermador range, Alfresco BBQ, pool heater, fire braziers and firepit
- Hurricane resistant construction, including windows, exterior doors, and garage doors
- Grey brick paver motor-court, driveway, and walkways
- Temperature controlled wine room (1,000 + Bottles)
- Sonos media speakers
- 4-Zone air conditioning
- Nest digital thermostats
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner

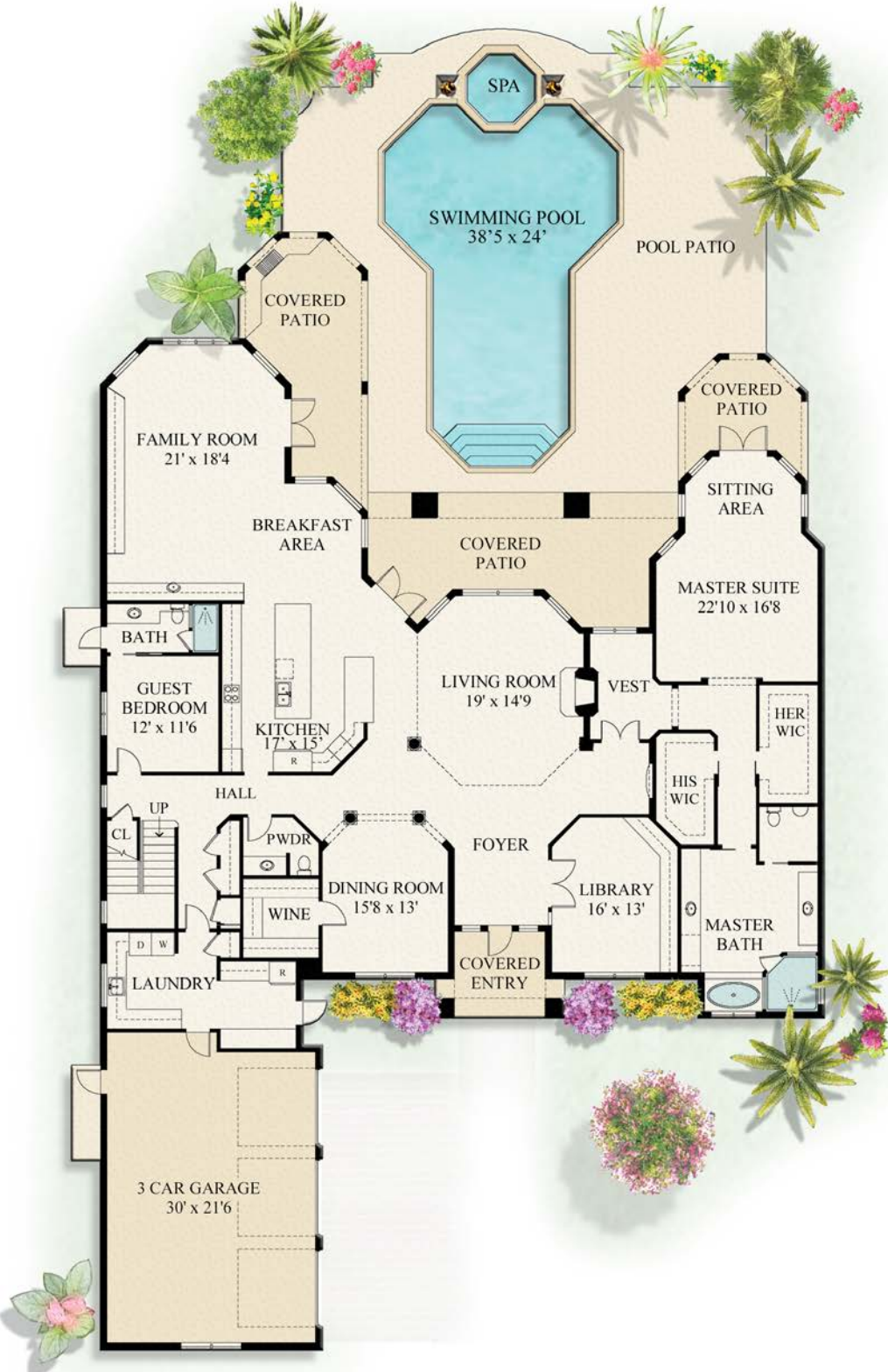


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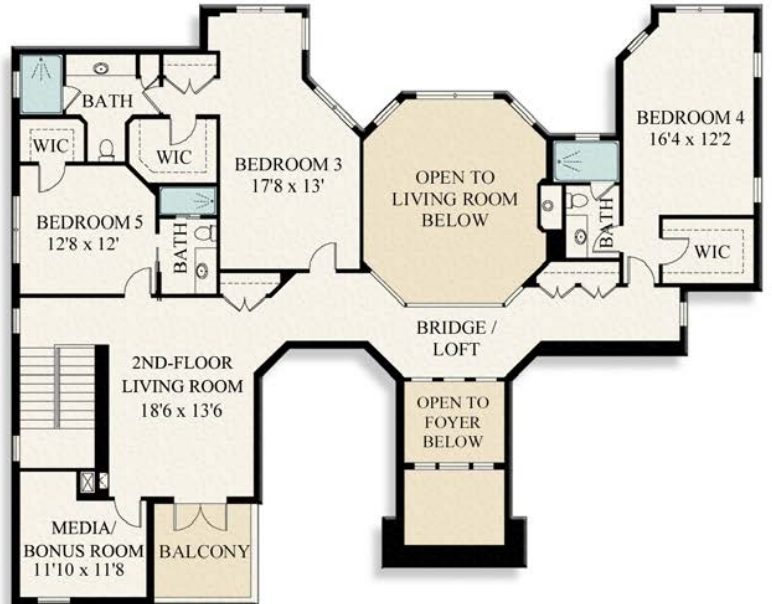
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

311 Fan Palm Road



Second Floor



 Golf Course Estate	
BEDROOMS	5
BATHROOMS	5.1
YEAR BUILT	1999 COMPLETE RENO: 2018
LOT SIZE	95' X 160' X 80' X 194'
LIVING SQ. FT.	5,746 SQ. FT.
TOTAL SQ. FT.	7,373 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.