

Royal Palm Yacht & Country Club



324 Fern Palm Road | Boca Raton, Florida



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P R O P E R T I E S

www.RoyalPalm.com

Interior Estate

SIGNATURE ESTATE BY SRD BUILDING CORP.

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INTERIOR FEATURES

- Foyer entry with floating concrete winding oak wood stairway, custom metal railings, wood panel ceiling with wood paneled and decorative mirror niches and European oak wood flooring
- Library with custom built-ins and pocket wood doors leading to the Club Room
- Club room/media room with wood beam ceilings, barn doors, 82" Samsung TV and fully-equipped wet bar with ice maker and refrigerator
- Great room with oak wood floors and white quartzite tiled natural gas 72" linear fireplace and 82" Samsung TV
- Dining room appointed next to the kitchen opening to a covered patio with a summer kitchen/cabana bar, fire table and wood ceilings
- Wine room with custom wire racking and Breezair temperature control cooling system
- Second floor living/media room with oak wood floors, 65" Samsung TV and oversized slider door opening to a large balcony that spans the length of the home
- Elevator with raised wood paneling
- Eight foot paneled interior doors and generous crown molding throughout
- European 8" oak wood floors in all main living areas

GOURMET KITCHEN & LAUNDRY

- Large open gourmet kitchen with custom designed cabinets, custom stone mosaic tile backsplash and under counter lighting
- Cambria marble counters and two large center work islands with a sink and counter height seating for seven
- Upgraded built-in appliances including Thermador refrigerator, Wolf 6-burner plus griddle oven and Bosch dishwashers
- Walk-in pantry with wood built-ins
- Laundry room with custom built-in cabinets, sink, front loading washer/dryer, drip dry and ironing board

MASTER SUITE & BATH

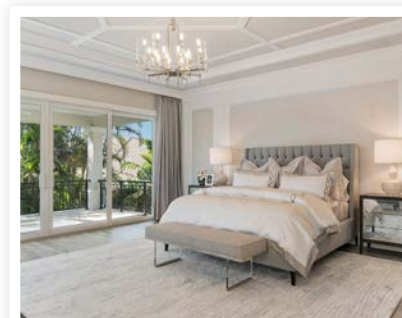
- Spacious master suite with 75" Samsung TV, electric shades, his and hers baths and large walk-in closets
- Breakfast bar with sink and marble counters
- Tray ceiling with elegant custom molding detail
- Large sliding door leading out to a covered balcony with wood ceilings
- His/hers master baths with imported marble top vanities, custom built-in cabinets, make-up vanity, separate soaker tub and large frameless glass shower

EXTERIOR FEATURES

- Home placed with a generous setback from the road on an oversized corner lot
- Stately solid mahogany entry door with glass transom surround
- Weather/heat resistant concrete "slate" roof tiles
- Porcelain pool deck
- Paver driveway and walkways
- Resort style pool with swim out bench and spa with spillway, Hayward controls, salt chlorinator generator and natural gas heater
- Summer kitchen with built-in Alfresco BBQ, refrigerator, sink, Real Flame gas fire pit, and wood ceilings
- Professional exterior waterproofing at all door and window openings
- Professionally installed landscaping and lighting
- Artificial turf

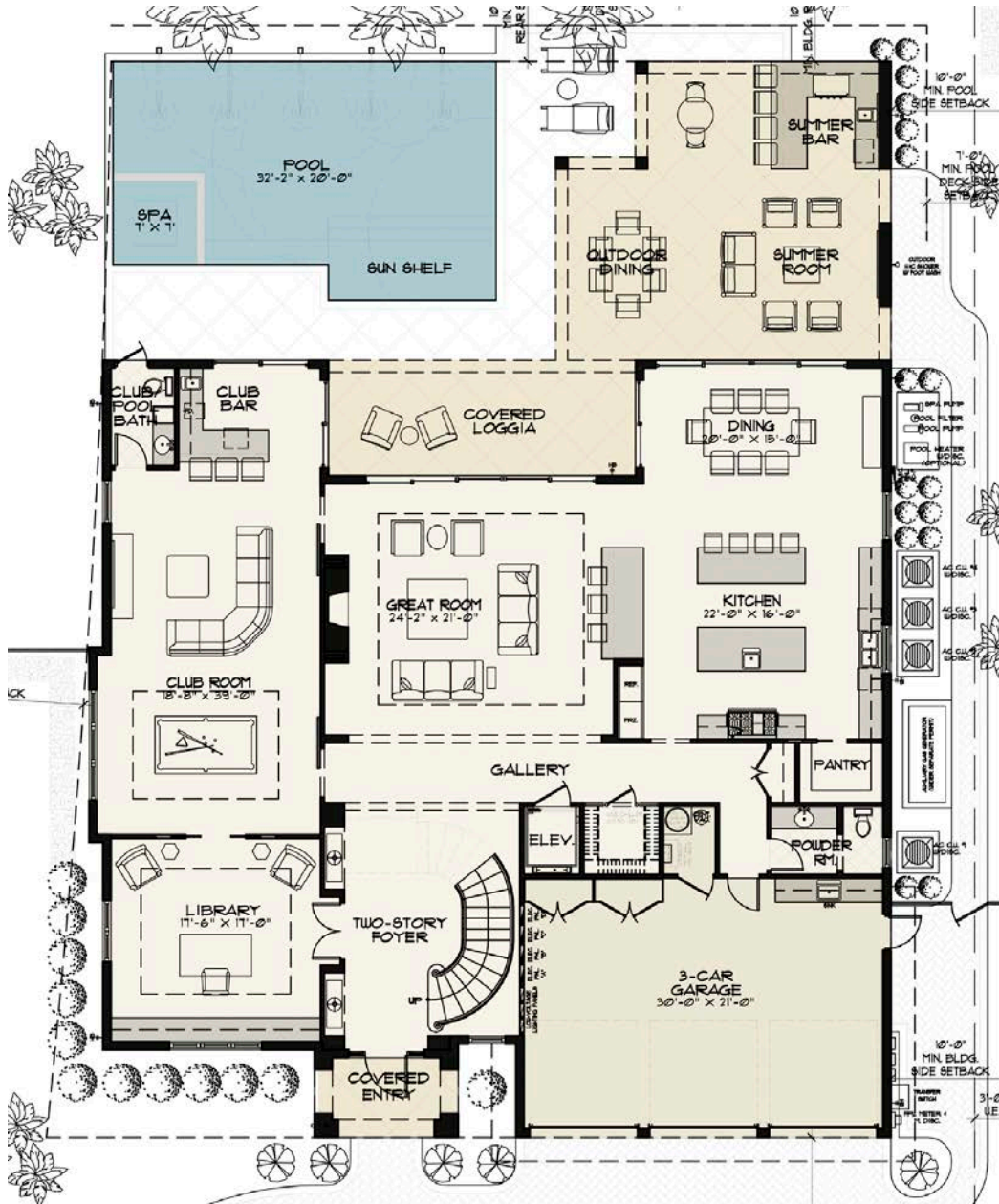
ADDITIONAL FEATURES


- 4-Zone efficient Carrier A/C with programmable thermostats and ultra-quiet bath exhausts
- Natural gas installed for range, pool heater, BBQ, water heater, generator, fire table and fireplace
- Energy Smart upgraded open cell foam insulation air barrier throughout plus sound reducing insulation at all walls and floors
- Tinted energy loss reducing impact windows and doors
- Exterior shell construction designed for hurricane-force winds up to 170 mph
- Home builder's warranty 2-10
- Hurricane resistant home construction, including windows, exterior doors and garage doors
- Home "Tech-Ready" for communication and multimedia distribution throughout
- Crestron smart-home system with remote phone and tablet controls
- Sound system with Crestron speakers throughout home
- Custom shutters and electric window shades in selected main living areas and master suite, club room and her bath
- Security cameras and alarm accessible by Crestron smart-home controls
- Security system with security screens, carbon, smoke, water detection and heat sensors
- 3 car garage
- Whole house 70kW natural gas backup generator
- Central vacuum
- 100 gallon natural gas water heater with recirculation



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

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BEDROOMS	4
BATHROOMS	5.2
YEAR BUILT	2018
LOT SIZE	108' X 125' X 100' X 125'
LIVING SQ. FT.	6,437 SQ. FT.
TOTAL SQ. FT.	8,604 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.