

# Royal Palm Yacht & Country Club



1200 Royal Palm Way | Boca Raton, Florida



Office (561) 368-6200

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

## Intracoastal Estate

### INTERIOR FEATURES

- Coastal Bermuda design with custom details and features completely reconstructed in 2016
- Glass and aluminum double door covered entry
- Spacious foyer entry with see-through views to the Intracoastal and elegant subway marble tile floors
- Volume ceilings and custom trim throughout
- Marble & white European Oak hardwood floors throughout first-floor living area; Hardwood throughout second floor
- Two-story formal living room with white wood and beam ceiling, surround sound speakers, custom window accents, and oversized sliders leading to the pool deck
- Formal dining space with Capiz shell chandelier, herringbone pattern wood floors, and sliders opening to the summer room with Intracoastal views
- Office/Den with custom wood & glass doors for privacy, custom built-ins, lux wallpaper, and custom lighting
- Family Room opens to the kitchen for easy entertaining and features an electric fireplace, custom built-ins with white shiplap wall cladding, and exposed wood beams
- Second-floor Club room with coffered ceilings and hardwood floors featuring a billiards space, living room, wet bar with sink and refrigerator, and sliding doors opening to a large balcony with Intracoastal views
- Fifth bedroom currently being used as a theater room with a 105" SI screen and Sony projector

### GOURMET KITCHEN & LAUNDRY

- Spacious gourmet kitchen with large island, metal feature hood, Bahia granite counters, elongated white subway tile backsplash, gas range, walk-in pantry, and custom wood cabinets with under-mount lighting
- Top-of-the-line appliances: SubZero refrigerator/freezer and wine refrigerator, Wolf 8-burner gas range with two ovens and one wall-mounted oven with warming drawer, and two Bosch dishwashers
- Center Island with farmhouse sink, seating for six, two large pendants, matching counters, power, and storage
- Walk-in pantry equipped with extra beverage refrigerator, bottle storage, and wood built-ins
- Deluxe first-floor laundry room with Electrolux washer and dryer, solid stone counters, marble floors, garment rack, and soaking sink

### MASTER SUITE & BATH

- Spacious first-floor master suite with double wood door entry, hardwood floors, lux wallpaper, designer chandelier, surround sound speakers, and oversized sliding doors with serene views of the Intracoastal
- Spa-like master bath with elegant marble floors and counters, double vanities, soaking tub, large open shower, and two private water closets
- Spacious dressing closet with custom wardrobe cabinets featuring glass doors, garment rails & lighting, luggage island with additional storage and drawers

### EXTERIOR FEATURES

- Waterfront property with 100' along the Intracoastal
- Concrete dock with stone deck, water, and power
- Heated pool with sun shelf and in-pool loungers, mosaic tile accents, and a polished natural stone deck
- Outdoor shower and cabana bath with shower
- Built-in DCS stainless steel BBQ equipped with a sink, stone counters, refrigerator, and storage
- Covered summer room with room for a seating area and dining, wood ceilings, mounted TV, and ceiling speakers
- Second-floor covered marble balcony with sitting room and mounted TV, dining space, suspended chairs, and open sunning deck with water views
- Gated motor court driveway with polished marble tiles

### ADDITIONAL FEATURES

- Air-conditioned garages with marble tile floors and custom built-ins; 2-car garage has rec space and AV room
- Impact glass windows & doors
- Hurricane resistant superior metal roof
- Hardwired Lutron lighting with remote and tablet controls
- 4-zone air conditioning with Carrier digital thermostats
- DSC alarm with cameras, and motion sensors
- Generac natural gas generator
- Two Navien tankless water heaters
- Natural gas to range, BBQ, generator, and water heaters
- Linear diffused air vents throughout
- Central vacuum



Presented Exclusively By

David W. Roberts - Broker/Owner



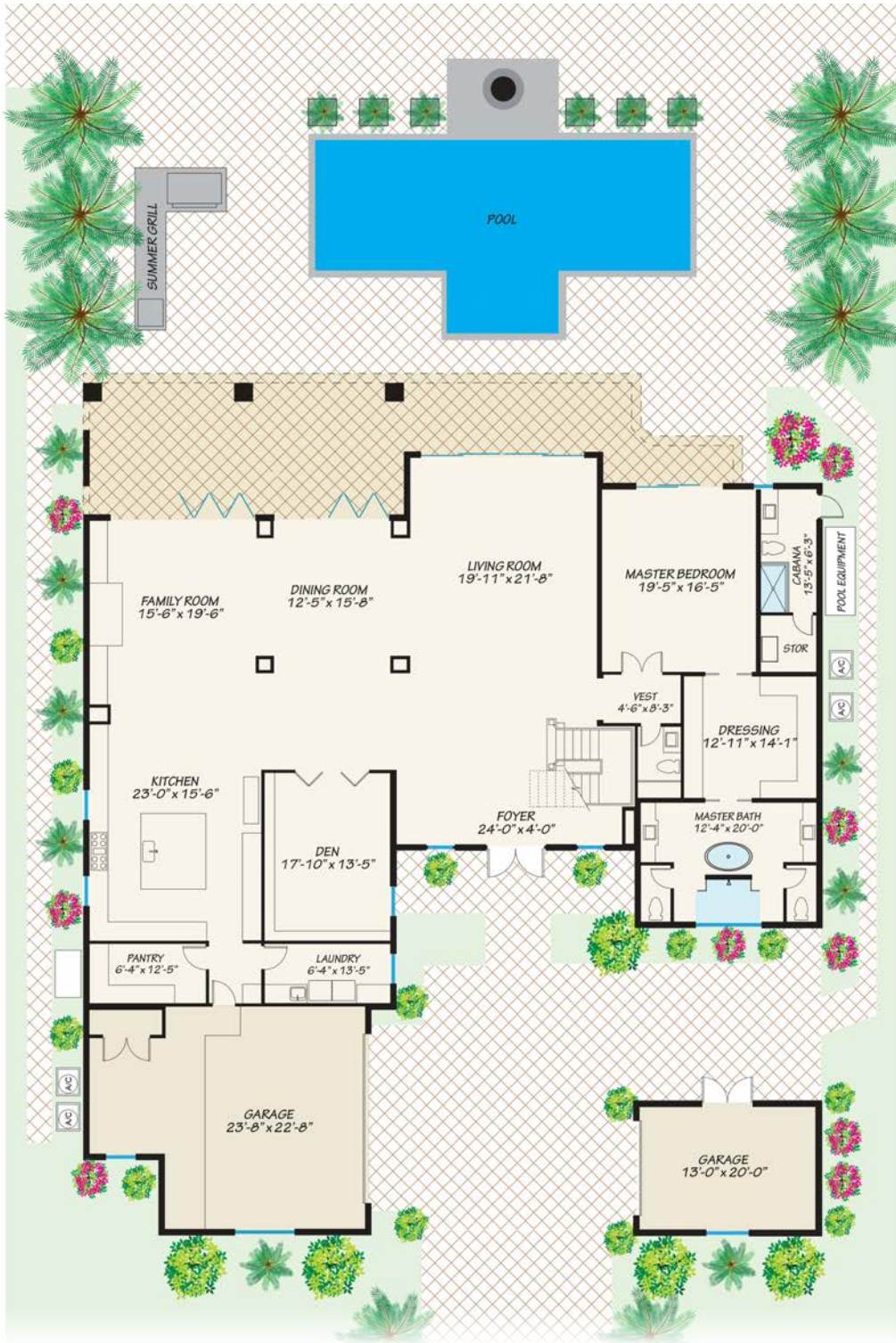
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The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

## 1200 Royal Palm Way



**Second Floor**



 <b>Intracoastal Estate</b>	
<b>BEDROOMS</b>	<b>5</b>
<b>BATHROOMS</b>	<b>6 FULL &amp; 2 HALF</b>
<b>YEAR BUILT</b>	<b>1990 (RECONSTRUCTED 2016)</b>
<b>LOT SIZE</b>	<b>99' X 150' X 100' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>7,136 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>9,844 SQ. FT.</b>
<b>GARAGES</b>	<b>3</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.