

# Royal Palm Yacht & Country Club



1812 Sabal Palm Circle | Boca Raton, Florida



Office (561) 368-6200

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

## Golf Course Estate

### INTERIOR FEATURES

- British-Colonial inspired 4-bedroom home with a private guest house
- Arched mahogany and glass front doors with side transoms
- Foyer has an overlit cove ceiling and chandelier
- Smooth finish ceilings, oak hardwood floors, custom millwork and wood trim throughout
- Formal living room features large picture windows and French doors opening to the pool and southern garden terrace
- Dining room can comfortably seat 8(+), has built-in storage, and buffet
- Billiards room has a tray ceiling and recessed lighting
- Family room has volume ceilings with a built-in media unit and opens to the kitchen and breakfast dining room for inclusive entertaining
- Private guest house with exterior entrance, spacious room, and a full ensuite with walk-in shower

### MASTER SUITE & BATH

- Spacious suite with cherry hardwood floors, beadboard ceiling detail, and sliders to a large covered balcony with spectacular golf views that spans the length of the home and has a metal spiral staircase
- Bright master bath with his and her vanities, makeup area, walk-in shower, and separate soaking tub
- Master closet has volume ceilings with built-in storage

### GOURMET KITCHEN & LAUNDRY

- Chef's kitchen with white cabinets, peninsula seating, center island, Corian countertops, and recessed lighting
- Island has granite counters, prep sink, power, and storage
- Appliances: Viking gas 4-burner plus a griddle and vented hood, Viking wine refrigerator, premium GE Cafe stainless fridge, double wall oven, and a KitchenAid dishwasher
- Breakfast dining wrapped in oversized bay windows and tremendous golf course and backyard vistas
- First-floor laundry room with washer and dryer, sink, and ample cabinet storage

### EXTERIOR FEATURES

- Premier Golf Course location with 156' of frontage overlooking 4 different fairways
- Colonial Bermuda design with stately white columns and mature Royal Palms around the property
- Heated pool with raised spa has a cascading water feature, and outdoor shower
- Professionally designed tropical landscaping
- Fenced yard with walkout access to the 1st fairway
- Large covered patio with Pecky Cypress ceilings, fans, and decorative stone water feature
- Second-floor balcony spans the length of the home and is accessible from each bedroom suite
- Outdoor built-in BBQ with tiled counters
- Interlocking brick paver driveway and walkways

### ADDITIONAL FEATURES

- 5-zone air conditioning
- Oversized 3-car plus golf cart garage with storage space
- Security system with alarm, lights, and a Ring camera
- Anderson windows and doors
- 500-gallon propane gas tank
- Generator-ready with cement pad and electrical connections
- Cement tile roof
- Speakers in the family room and exterior living space
- 1998 renovation featured on the cover of Florida Design magazine's 10th-anniversary edition

### COMMUNITY FEATURES

- 24-Hour Security
- Jack Nicklaus Signature golf course
- World-class yachting facility
- Conveniently located, minutes to downtown Mizner Park and walking distance to the beach and Boca Resort & Club
- Royal Palm Yacht & Country Club is the most sought-after community in all South Florida since 1959



Presented Exclusively By

David W. Roberts - Broker/Owner



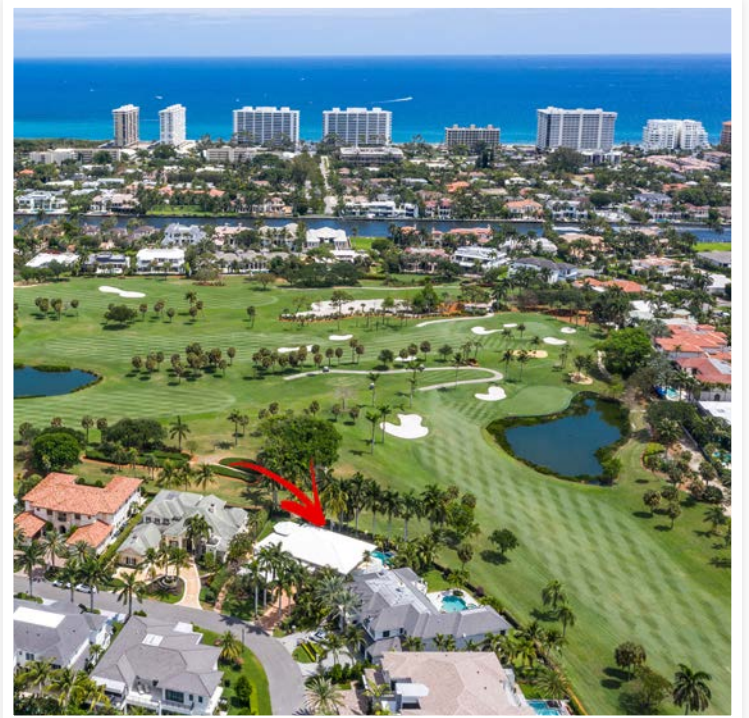
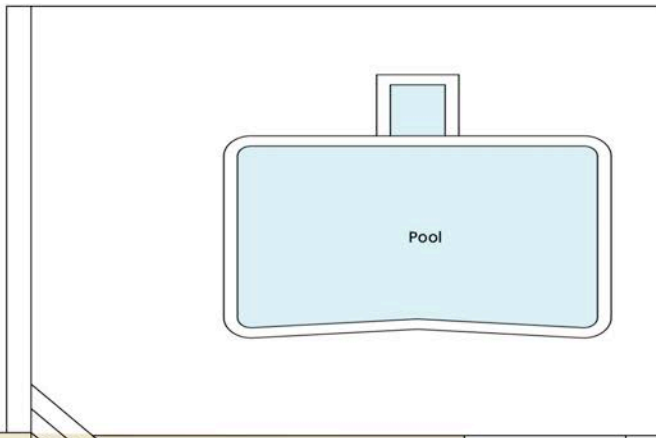
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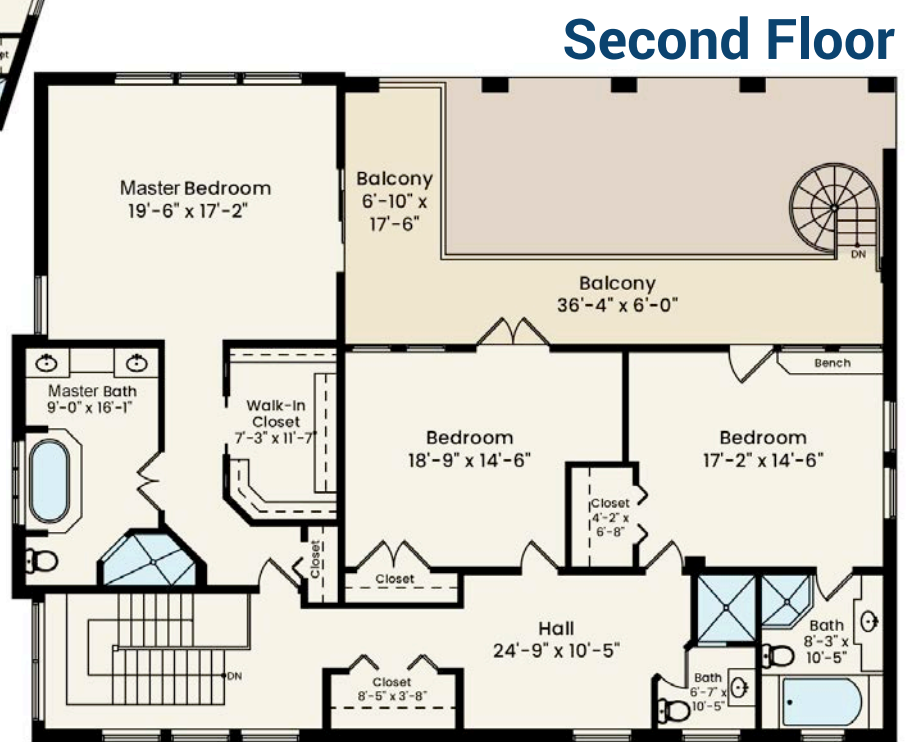


The only real estate firm dedicated exclusively to Royal Palm Yacht & Country Club

## 1812 Sabal Palm Circle



**First Floor**



**Second Floor**



 <b>Golf Course Estate</b>	
<b>BEDROOMS</b>	<b>4</b>
<b>BATHROOMS</b>	<b>4 FULL &amp; 1 HALF</b>
<b>YEAR BUILT</b>	<b>1961</b>
<b>LOT SIZE</b>	<b>62' X 150' X 156' X 150'</b>
<b>LIVING SQ. FT.</b>	<b>4,679 SQ. FT.</b>
<b>TOTAL SQ. FT.</b>	<b>6,651 SQ. FT.</b>
<b>GARAGES</b>	<b>3 + 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.