



The Most Precious of all Real Estate

WALLED & GATED INTRACOASTAL ESTATE • DEERFIELD BEACH

OFFERED AT \$3.595 MILLION



Long water views enhance all areas of this immaculately maintained estate with separate guest house on a prime southeast point lot with 240 feet of frontage along the Intracoastal Waterway and a protected side canal.

Dominating the first level of the main residence are formal and casual living areas that seamlessly blend to create outstanding space for large-scale entertaining or just relaxing with family and friends. The expansive family room with sunken bar fronts the Intracoastal Waterway. Cleverly accessed via a bookcase doorway, a magnificent home theatre features candy and ticket counters, a stage, state-of-the-art projection equipment and comfortable seating.

Top-of-the-line appliances, granite countertops and custom cabinetry accent the gourmet island kitchen, which serves the sunny breakfast area and the dramatic formal dining room. Also on the main level are two guest/

family bedroom suites as well as a full laundry room.

Graceful stairs wind to the upper level, which is dedicated to the master retreat. The waterview bedroom, which features a gas fireplace, adjoins a sitting area. Immense walk-in closets have been custom crafted to include hampers, jewelry and clothes drawers as well as hanging clothes racks. A sizeable mirrored exercise studio is adjacent to a steam shower and sauna. A large storage area is ideal for luggage and oversized items.

Outdoor amenities include a power lift to accommodate a sizeable boat on the protected side canal, a resort-style infinity pool with spa and multi-level sundecks and shaded patios. The air-conditioned three-car garage includes abundant storage space.

Located at the end of a serene cul-de-sac, this exceptional estate is walled and electronically gated.

**Nestler
Poletto**

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