



The Most Precious of all Real Estate

NEW LUXURY DEEPWATER ESTATE • DELRAY BEACH

OFFERED AT \$2.57 MILLION



Situated on a rare double lot with 80' of waterfrontage, this estate offers incredible long views to the Intracoastal Waterway from almost every room! This Mediterranean-inspired residence is a gated enclave with an exceptionally spacious lawn with a tropical heated pool and spillover spa just steps away from the water.

For your boating pleasure, this residence is located in the sought-after yachting community of Tropic Isle in East Delray Beach, convenient to two ocean inlets and offering space for up to two 60-foot boats.

A masterpiece combining classic appeal with stylized comfort, the 5,060-square-foot residence includes six bedrooms, five full and one half bath and a three-bay garage. The living room offers volume tray ceilings, floor-to-ceiling arched windows for perfect water views, a warming fireplace and elegant marble flooring which flows throughout the main living areas.

This is truly a home for gracious entertaining, whether in the formal dining room or enjoying waterfront breezes dining al fresco on the outdoor loggia with fully equipped summer kitchen with unobstructed water views. The expansive floorplan open from the kitchen into the family and breakfast rooms, all with easy access to the

poolside lanai and summer kitchen. The well-designed kitchen boasts rich wood cabinetry, granite counters and backsplash, Thermidor appliances, wine refrigerator, a large center island with vegetable sink and a convenient butler's pantry. The spacious family room incorporates an area for a media center and comfortable furnishings. Nestled within large bay windows, the adjacent breakfast room offers more broad pool and water views.

Completing the first floor is a study or a private guest bedroom with many windows that frame the lushly landscaped panoramic views. Both a private elevator and an elegant staircase of wood and scrolled iron banisters lead to the second floor. Here, behind French doors, is the grand master suite offering tray ceilings with majestic crown moldings, a spacious sitting area, morning bar, separate closets and a private balcony to provide panoramic water views, yet maintaining a tranquil sense of privacy. The lavish marble bath with Jacuzzi tub, separate vanities and water closet continues the luxurious feeling of this suite. Four more bedrooms in ensuite design provide private retreats and more waterfront or tropical views.

With impeccable craftsmanship, this spectacular residence has been truly designed to offer a boating family the perfect home!

**Nestler
Poletto**

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