

680 & 700 Reef Road
Vero Beach, Florida



680 & 700 Reef Road
Aerial View



680 Reef Road

Proposed Residence



Crafted in the tradition of a British Caribbean estate, this 6 bedroom, 7 bath residence rests prominently atop an exceptionally elevated estate lot offering over 100' of direct ocean frontage. This stunning setting affords sweeping, intimate views of the Atlantic from nearly all of the residence's ground and second floor rooms. Master bedroom suites and laundry rooms are located on each floor of the residence. Notable amenities include a walnut paneled elevator, state of the art home automation and security systems, reverse osmosis water purification system, backup generator capable of powering the entire home, Anderson® impact-rated windows and doors, fully-operable storm shutters and a three car, climate-controlled garage. Lush tropical foliage and specimen palms fan out over the sprawling grounds, framing marbled terraces that lead to the residence. All living areas were designed by Spectrum – the award-winning studio of Susan Schuyler Smith.

Entering through an arched mahogany doorway, a two story grand foyer and central gallery introduce the formal living area of the residence – finished with French limestone floors, an imported hand-cut coral fireplace and a cypress-lined vaulted ceiling. French doors open to the east oceanfront veranda, which flows out towards a marble pool deck and the sheltering dune beyond. A ground floor guest master suite situated on the southern exposure of the residence enjoys its own spacious oceanfront veranda.

The chef-designed gourmet kitchen features custom hand-made cabinetry, mystic white marble counters and a mahogany-topped island. Appliances include Wolf gas ranges, ovens and warming drawers with SubZero refrigerators, refrigerator drawers, ice makers and dishwasher drawers. Adjoining the kitchen is a climate controlled wine cave – finished in St. John's River pecky cypress – and a

680 Reef Road Proposed Residence



butler's pantry that flows into an elegant formal dining room. A handsome coffered ceiling and baked European hardwood floors unite the kitchen, breakfast and family rooms, all enjoying breathtaking ocean views. These informal living areas spill out to an outdoor kitchen with a Wolf gas-burning grill and a SubZero under-counter refrigerator.

The west wing of the residence features a private library with hand crafted bookcases, custom paneling and a cypress-lined ceiling. A theatre room includes a wet bar with SubZero refrigerator drawers. An additional guest bedroom suite and private loggia is located between the garage and the main house. The grand master suite, encompassing the north wing of the second floor, opens onto two picturesque oceanfront balconies – immersing the expansive bedroom in panoramic views of turquoise and azure ocean waters. Adjoining the bedroom are walk-

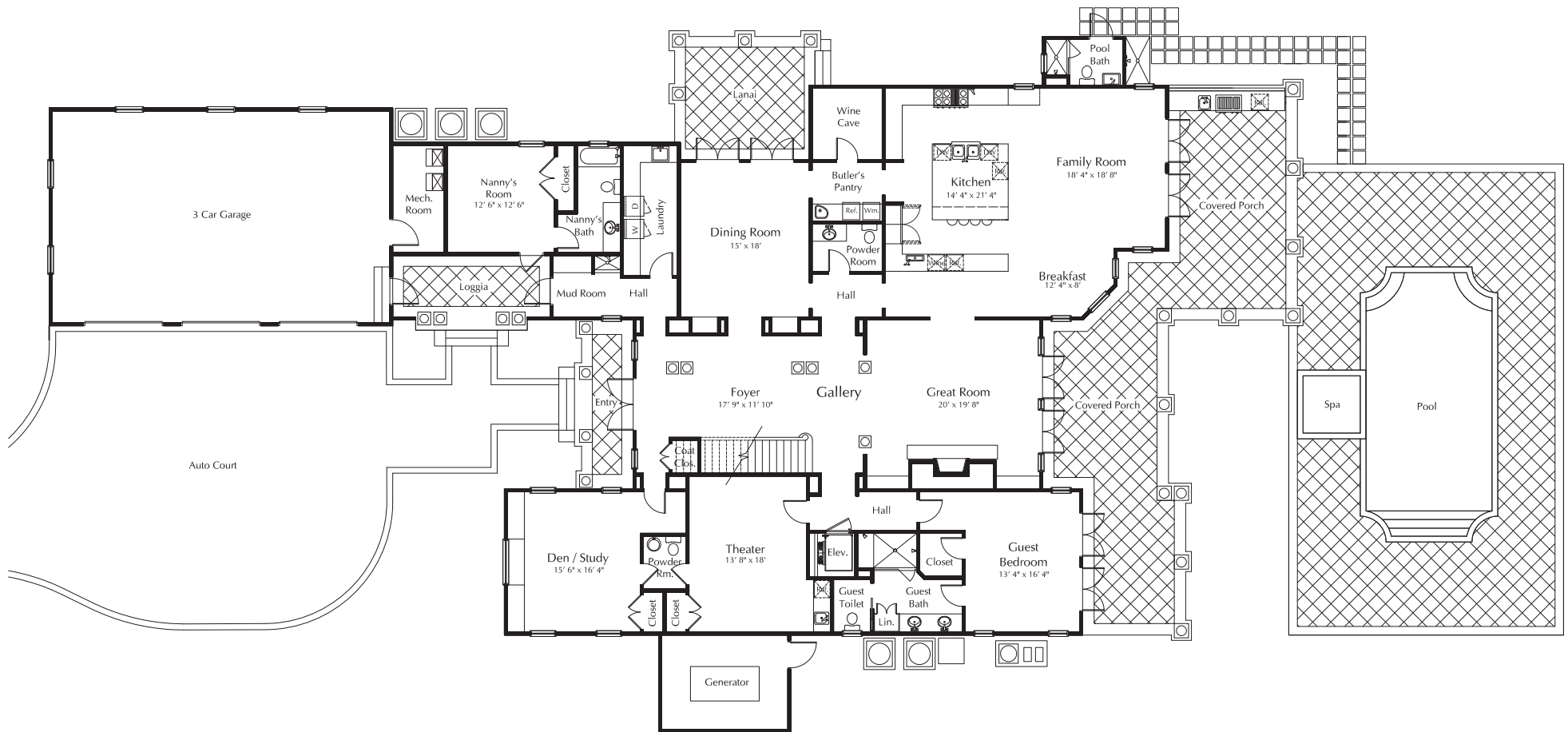
in wardrobes and a luxuriously appointed master bath, where intricate marble mosaics and decadent onyx surfaces coalesce to arouse the calming indulgence of a spa. An oversized porcelain tub and jetted steam shower complete the sumptuous refuge.

Just outside the master bedroom, an inviting master lounge features an elegant coffered ceiling, fireplace, morning kitchen with SubZero refrigerator drawers and a covered balcony. The remainder of the second floor is comprised of three guest bedroom suites, one with a private oceanfront balcony. Ceiling treatments and bathroom finishes are carefully selected to afford each guest suite a distinct and unique personality.

Architecture by Atelier d'Architecture by Jeffrey L. Ray

680 Reef Road

First Floor – Estate Plan



Floor plans, drawings and artistic renderings are conceptual only and are for the convenience of reference; they should not be relied upon as representation, express or implied, of final detail. The Developer expressly reserves the right to modify, revise or change plans, specifications and features which it deems desirable in its sole and absolute discretion. Pricing and availability of options subject to change without prior notice. Square footages and measurements are approximations provided by the architect using standards common to the profession. © 2012 Coastmark Companies, LLC – All Rights Reserved.

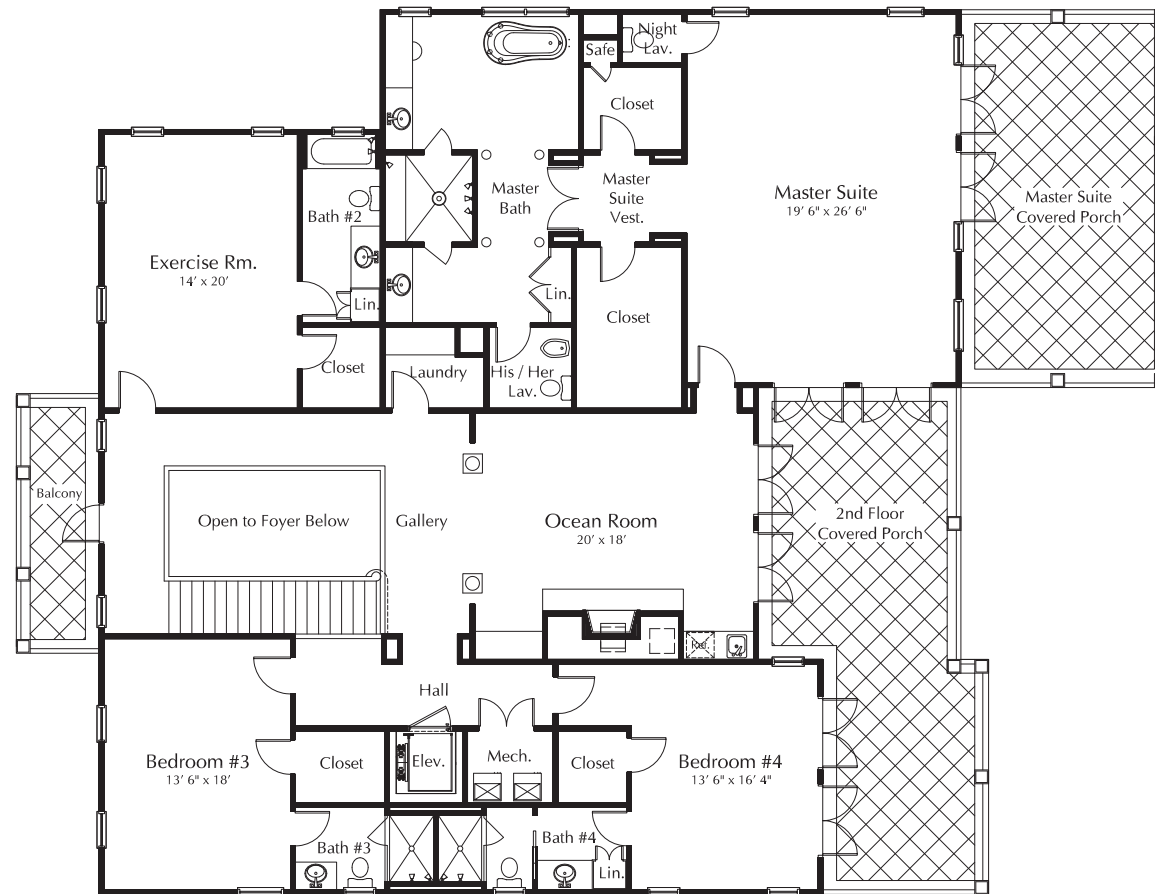
680 Reef Road

First Floor – Enlarged Plan



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680 Reef Road Second Floor Plan



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680 Reef Road Proposed Residence



GENERAL

Outdoor Living Space	2,450 SQ. FT.
Air Conditioned Living Space	7,140 SQ. FT.
Garage (Climate Controlled)	1,105 SQ. FT.
Swimming Pool	16 x 32
Spa	8 x 8

GROUND FLOOR

Air Conditioned Living Space	4,015 SQ. FT.
Outdoor Kitchen & Covered Verandas	1,435 SQ. FT.
Formal Living Room	19'-4" x 19'-4"
East Veranda	19'-8" x 14'-8"
Family Room/Breakfast	25'-8" x 18'
Outdoor Kitchen	27'-4" x 15'
Guest Bedroom Suite #1	15'-4" x 13'
Guest Veranda	17' x 12'
Formal Dining Room	17' x 15'
Kitchen	21' x 14'-4"
Theater	17' x 13'-8"
Library	15' x 15'-4"
Bedroom Suite #5	12' x 12'-6"

SECOND FLOOR

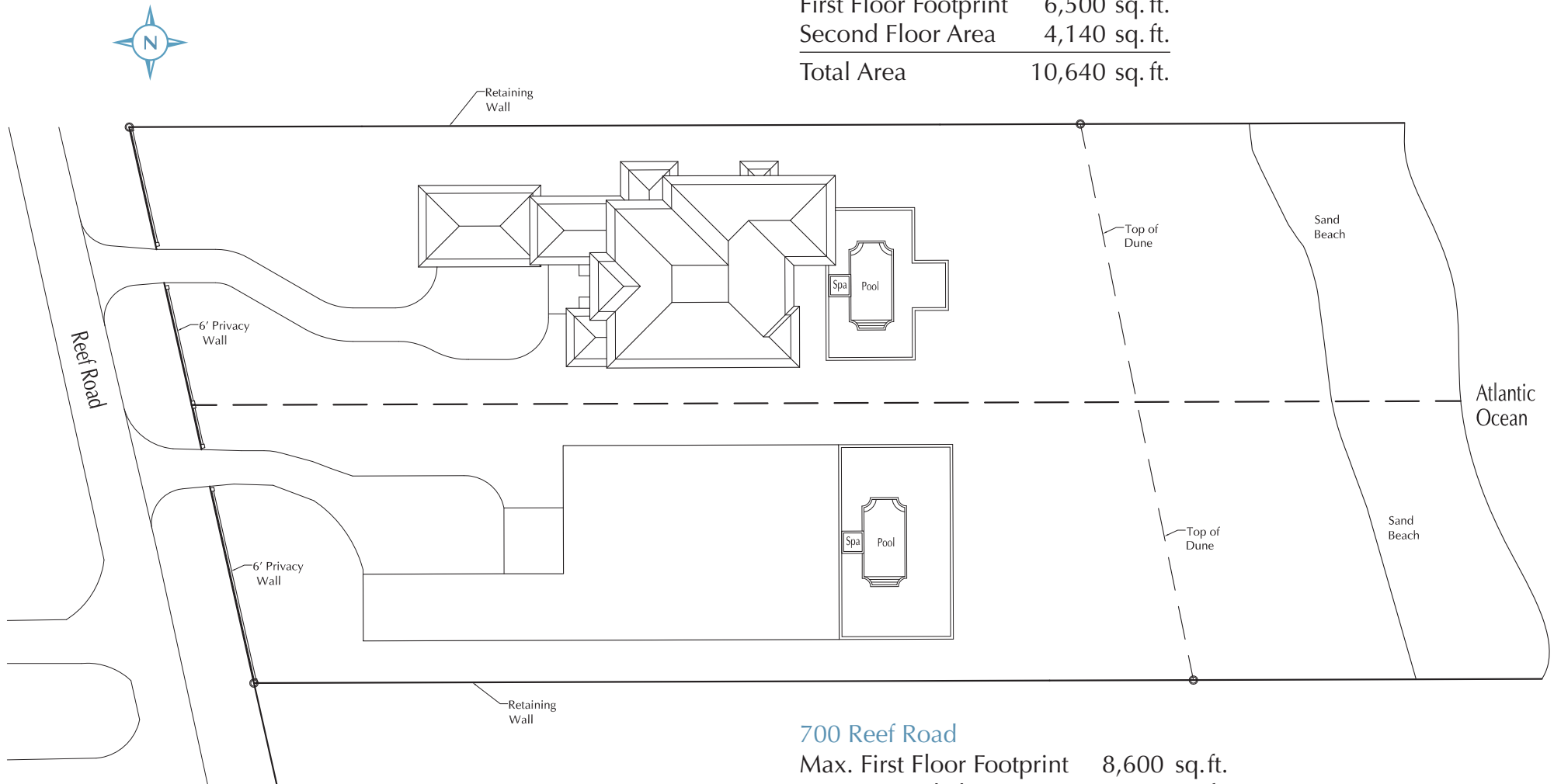
Air Conditioned Living Space	3,125 SQ. FT.
Covered Balconies	1,020 SQ. FT.
Master Bedroom Suite	25'-8" x 19'
Master Balcony	27'-4" x 15'
Master Lounge	17'-4" x 19'-4"
East Balcony	19'-8" x 14'-8"
Bedroom Suite #2	15'-4" x 13'
Guest Balcony	17' x 12'
Bedroom Suite #3	17' x 13'
Exercise/Bedroom Suite #4	19' x 14'
West Balcony	19' x 6'

680 & 700 Reef Road Site Plan



680 Reef Road – Proposed Residence

First Floor Footprint	6,500 sq. ft.
Second Floor Area	4,140 sq. ft.
Total Area	10,640 sq. ft.



700 Reef Road

Max. First Floor Footprint	8,600 sq. ft.
Max. Second Floor Area	8,600 sq. ft.
Max. Total Area	17,200 sq. ft.