



21 Marker Way
John's Island : Vero Beach, Florida

 **john's island**
REAL ESTATE COMPANY

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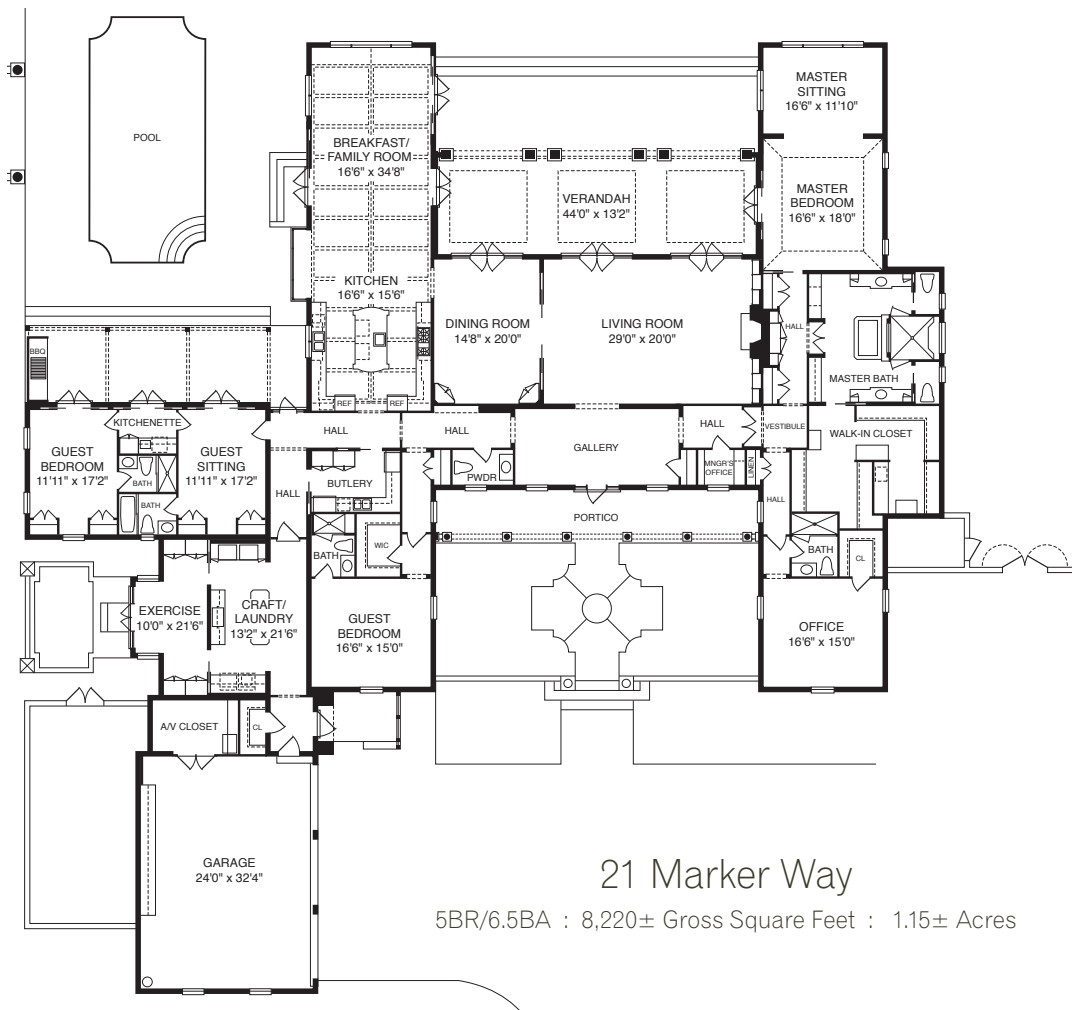




The Pinnacle Of Luxury, Waterfront Living

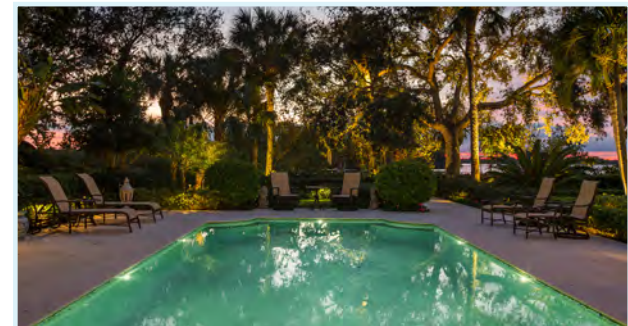
5 Bedrooms : 6.5 Baths : 8,220± Gross Square Feet : 1.15± Acres : 165 Feet River Frontage

Nestled among lush tropical landscaping, on a quiet street that meanders along the western shore of prestigious Gem Island is this impeccably renovated 5BR/6.5BA riverfront estate. Showcasing 165 feet of direct river frontage, endless views of the Indian River abound. This “smart” Lutron-controlled home is the pinnacle of sophisticated, luxury living as distinguished by the exceptional architecture, designed by Harry Howle Architects and built by Croom Construction. A covered loggia with pecky cypress coffered ceiling and automatic screens provides year-round comfort. Simply relax by the saltwater pool under the adjustable pergola with built-in gas grill, also accessible by the guest wing. Inside the 8,220± GSF retreat you'll find extensive, custom millwork and quality craftsmanship throughout as evident in the living room with fireplace. Enjoy entertaining in the gourmet island kitchen and adjoining vaulted beamed ceiling family room. French doors lead to all outdoor living spaces, allowing for soothing tropical breezes. A butlers pantry is perfect for catered parties with access to a large wine room. Designed as a safe room, the luxurious master suite has picturesque water views, sitting room and a stunning Statuario marble-appointed bathroom with walk-thru shower, twin water closets, ample storage and large walk-in closet. Envious features include walnut flooring, handsome study, extensive audio-visual components, whole house water filtration system, oversized laundry room with wine room, exercise room, private guest wing with kitchenette, air-conditioned/heated 3-car garage and a new lpe dock with 30,000 lb. boat lift for easy access to the Indian River. \$8,500,000



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5BR/6.5BA : 8,220± Gross Square Feet : 1.15± Acres



- Architect: James E. Gibson (1992) / Harry Howle (2012)
- Builder: Hill Group (1992) / Croom Construction (2012)
- 165 feet direct river frontage along western shore of Gem Island
- Ipe Dock with 30,000 lb. boat lift
- Professionally landscaped in 2013 by Warren McCormick with mature trees, 54" irrigation system, pot drip lines and new lighting by Gold Coast Landscape
- Extensive Lutron-controlled smart house to control indoor/outdoor lighting, drapes/sheers, audio-visual components, and internal & external security system with cameras to control property perimeter dock, doors, fencing/gates
- All audio-visual components are remotely monitored & maintained
- Whole house water filtration system and energy efficient external gas tankless water heaters for instant hot water
- Lanai has automatic screens & shutters, waterproof TV, & pecky cypress coffered ceiling
- External misting control systems
- Pergola with powered awning over built-in gas grill
- 100 KW generator to run entire house with two 1,000 gallon propane tanks
- New, expanded salt water pool with Jandy controlled water heater and inline chiller, glass bead surface, and Syrian Shell Stone hardscape (non-slip & cool)
- Chef's island kitchen with premium appliances, butlers pantry
- Attractive, custom millwork throughout
- Master bedroom designed as "Safe Room". Bathroom has book matched slab Statuario marble shower, machined marble crown, window surrounds, chair & base moldings, 12"x 24" marble tile, twin water closets & large walk-in closet
- Walnut flooring
- Oversized laundry with large wine refrigerator next to the exercise room
- Cat 6 & fiber optic wiring throughout, TVs/outlets in all bedrooms
- Attic sprayed with Icynene insulation
- 3-car garage with air conditioning/heat, audio-visual, work bench & storage



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LUXURY ESTATES : CONDOMINIUMS : HOMESITES : TOWNHOUSES : COTTAGES

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