

# Gulfshore Homes

## *The Montclair*



Set back 300 feet on a large wooded homesite, The Montclair by Gulfshore Homes is a private retreat in a graceful setting reminiscent of a gentrified era. This two-story, grand-scale residence was custom built in a Georgian Revival style and features over 7,000 square feet under air with sweeping views of Quail West Country Club's golf course and a lake beyond.

The outdoor patios and pool decks are richly done in Pennsylvania Bluestone. The meandering drive, lined with magnolia trees, leads to a circular motorcourt framing an

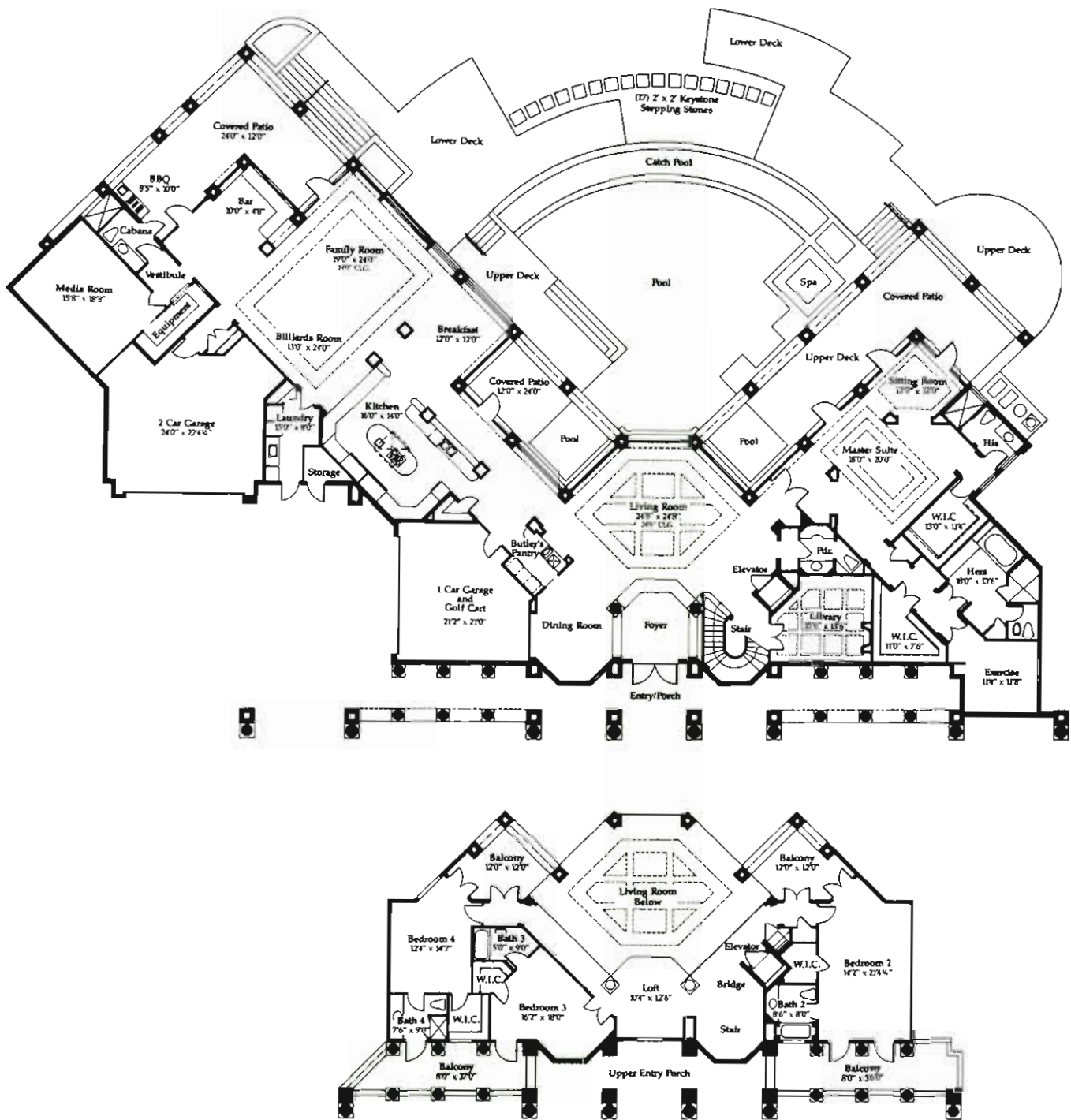
elegant fountain. The rolling lawns are covered in plush Bermuda grass.

The classical antebellum facade opens to a foyer and living room with soaring 20-foot picture windows. The rear elevation embraces an architecturally-integrated swimming pool with a vanishing edge. A hand-sculpted, 3,500-pound limestone and wrought iron floating staircase leads to three second-floor bedroom suites each featuring balconies providing expansive views. The first floor master suite encompasses a sitting room, his and her walk-in closets,

an exercise room and two separate master baths.

This exquisite showcase residence provides an elegant environment for sophisticated living and entertaining, and is available at \$3.25 million.





The Montclair	
First Floor Living Area	5,528 sq. ft.
Second Floor Living Area	1,535 sq. ft.
Entry	412 sq. ft.
Veranda	551 sq. ft.
Balconies	495 sq. ft.
Garages	984 sq. ft.
<b>Total Area Under Roof</b>	<b>9,505 sq. ft.</b>

All dimensions and specifications are approximate, and subject to change without notice.