



18407 EAST DE VACA DRIVE INDIAN BEACH

**4-5 BEDROOMS | 4 ½ BATHS | 2 PRIMARY SUITES | SOLARIUM | STUDY | GAMEROOM
OBSERVATION ROOM | ELEVATOR | GOLF CART GARAGE**

**4,700 SQ. FT. (approx. per sellers)
32,060 SQ. FT. LOT**

Offered at ~~\$3,149,880~~ \$2,498,880

This unparalleled & palatial beachfront villa, comfortably ensconced behind a sizable sand dune on a colossal site (one of the largest beachfront lots on the island) in coveted Indian Beach, boasts glorious ocean vistas. Bespoke designer finishes, dazzling “walls of glass”, gleaming “hardwoods look” porcelain tile floors, 3 stellar fireplaces, dramatic high ceilings, a surround sound audio system (including outdoor speakers on the verandas & the lower level entertainment area), plantation shutters, custom **Kirsch** remote-controlled cellular shades, extensive custom built-ins, crystal cabinet pulls & door knobs, arched transom windows, artistic vessel sinks, beadboard wainscoting, distinctive custom ceiling fans, numerous French doors, weather-resistant & easy care **TREX** decking & electric storm shutters are prominent throughout this professionally decorated & curated island residence.

The exquisite custom **Lalique style** etched glass front door flanked by etched glass sidelights opens to the gracious bi-level foyer & dramatic 3-story atrium staircase. The fabulous open concept floorplan flows seamlessly among numerous indoor entertainment spaces & out to the colossal split-level verandas for “al fresco” dining - ideal for chic coastal entertaining! The grand great room is distinguished by a majestic 25 ft. ceiling, a fireplace showcased by an antique mantle & a rare **Blue Bahia** granite (quarried in Brazil) hearth & a built-in audio control center enclosed by antique glass doors. Accessed through extraordinary **Lalique style** etched glass double doors, the breathtaking pentagonal solarium is highlighted by spectacular arched glass picture windows running the length of 3 walls & enhanced by glittering ocean vistas, an intimate sitting room retreat (easily converted to a fifth bedroom) & an extraordinary wet bar featuring a quartz counter, a seashell motif glass vessel sink, a mosaic glass tile backsplash & a built-in wine cooler. The second floor gameroom landing bordered by a custom sea animal motif railing offers a wet bar with built-in refrigerator & an overlook to the great room & its awe-inspiring vistas.

The superb epicurean kitchen is appointed with an immense “horseshoe-shaped” island topped with ogee-edged rare **Blue Bahia** granite, gorgeous **Italian Carrara** marble counters, premium stainless appliances (including double **KitchenAid** built-in convection ovens, a 5-burner **GE Profile** induction cooktop, a **GE Profile** warming drawer, a built-in icemaker, a built-in wine cooler & a custom vent hood), unique **Blue Bahia** granite mosaic tile backsplashes, custom cabinetry featuring “nautical rope” trim, “soft-close” drawers, a spacious small appliance “garage”, glass-front lighted display cabinets, “pull-out” shelving, under-cabinet lighting, custom “pull-out” spice racks, an artistic shell-shaped vessel secondary sink, lighted built-in display shelving, an elongated breakfast bar, custom pendant lighting, custom seashell transoms & a sizable walk-in pantry.

The handsome study showcased by antique double doors provides a private entry to the magnificent first floor primary suite wing which is complemented by French doors opening to the ocean vista veranda, a captivating sitting area, a custom fitted walk-in closet containing a secondary washer & dryer, a fireplace & a luxurious spa style bath adorned with **Blue Bahia** granite, an elongated “his & hers” peninsula vanity, custom mosaic granite vessel sinks, dual high-tech defogger backlit mirrors, a **Jacuzzi** jetted garden tub & a stunning oversized dual head shower (including a “rainfall” head) trimmed in mosaic granite.

The strikingly impressive second floor primary suite is graced by French doors opening to a private beach vista veranda, a 2-sided "see-through" fireplace, custom built-ins, a spacious double-rod walk-in closet & an alluring spa-style granite bath offering an oversized frameless frosted glass triple head shower, an inviting **Jacuzzi** jetted garden tub, an elongated granite "his & hers" peninsula vanity topped with custom stone vessel sinks.

The splendid nautical-inspired "bunkroom" decorated in delightful red, white & blue comfortably sleeps four & features a marble ensuite bath. The lovely upstairs guest room offers a French door accessing a private veranda & a distinctive marble ensuite bath containing a historic-inspired "clawfoot" tub/shower enclosure & a stained glass window.

The majestic third floor observation room bedecked with beadboard wainscoting & numerous picture windows is graced by panoramic beach, ocean & bay vistas & outfitted with a trundle bed (sleeps 2) - perfect for an artist studio, a fitness room or just a wonderful retreat for relaxation and meditation.

The sprawling lower level entertainment area accessed by the front & rear staircases & the lower level foyer is complemented by a manicured lawn, extensive custom lattice work, a golf cart garage, an outdoor shower with adjoining sink vanity area & ample space for a sensational summer kitchen & a relaxing spa (subject to Indian Beach deed restrictions & city permitting). The convenient elevator services this lower level & the first & second floors. The expansive tiled motor court & covered lower level provides parking for at least 10 vehicles. A brick path leads to an outstanding dune crossover on the west side of the property- a second dune crossover is on the west side of the property. Merely a few steps to the white powder sand beach & the shimmering ocean breakers. Only a short stroll or bike ride to the Indian Beach neighborhood recreation complex including a lagoon swimming pool, a cabana & lighted tennis courts.

This exceptional property has excellent short term rental income potential.

Just minutes to marvelous Seawall restaurants & attractions for all ages, the island's vibrant residential historic districts, the globally renowned **UTMB medical center**, extraordinary **Seaport** amenities & the **Downtown Historic District** offering splendid boutiques & fine dining establishments on **The Strand**.

This incomparable Hamptons-inspired residence is an extraordinary work of art & the epitome of a sophisticated island lifestyle.

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FROM HISTORIC TREASURES TO SLEEK HIGH-RISE CONDOS!***

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