

# WATERLEFE GOLF & RIVER PARADISE

10724 WINDING STREAM WAY



## 10724 WINDING STREAM WAY

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This Waterlefe Golf & River Club estate home has it all -- golfing, boating, cooking, entertaining, work/study and relaxation. The home backs up to the 12th hole/13th tee of Waterlefe Golf Club's championship course. From the dock in the back yard, you're minutes to water fun on the Manatee River and Tampa Bay. Both living and family rooms have sliding glass doors to the expansive screened-in outdoor living area which includes heated pool/spa, outdoor kitchen and covered patio — the perfect indoor-outdoor space to enjoy the Florida lifestyle. The kitchen is a cook's delight with high-end KitchenAid appliances, solid-wood cabinets, lots of counter space, eat-in counter and closet pantry.

For the quiet side of life, 5 bedrooms and 4 baths provide privacy for everyone. The master retreat is fabulous with two walk-in closets, sitting area and sliding glass doors to the patio and pool — ideal for indulging in a morning or evening swim. The ensuite master bath has dual vanities, jetted tub and walk-in shower. The remaining bedrooms are on the other side of the house and include an upstairs guest room with ensuite bath.

This fresh and open, light-filled beauty promotes a modern sense of tranquility and casual living. Just north of Lakewood Ranch and east of I-75, nearby amenities include groceries, shopping, restaurants and health care. With a championship golf course, a fine dining facility overlooking the Manatee River, and a marina with direct access to the Gulf, Florida living doesn't get any better than this.

**Be sure to look at video and photos of this home at:**  
**[peterglaughlin.com/10724-winding-stream-way](http://peterglaughlin.com/10724-winding-stream-way)**



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## LOCATION

- Waterlefe Golf & River Club voted Manatee County's "Best Residential Golf Community"
- Gated community of 617 homes comprised of condominiums, villas, single-family and waterfront estate homes
- Golf Club championship golf course along the Manatee River
- Marina Club with 59-slip private marina located on the Manatee River
- River Club with fine dining, social events, state-of-the-art fitness center, saltwater lap pool, Tiki Bar and a children's playground



## EXTERIOR

- Waterfront
- View of golf course: 12th Hole/13th Tee
- Outdoor pool
- Outdoor kitchen
- Dock with boat lift
- Irrigation system
- Outdoor lighting



## INTERIOR

- 3,420 sq. ft. under air | 4,151 sq. ft. total
- 5 bedrooms, 4 baths
- Security system

## ENTRY

- Size: 18'0" x 6'2"
- Brick paver floor
- Leaded glass entry door with transom and 2 sidelights



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## FOYER

- Size: 6'10" x 5'9"
- Tile floor
- Crown molding
- Chandelier



## DINING ROOM

- Size: 13'6" x 11'9" (irregular)
- Tile floor
- Crown molding
- Chandelier
- Windows with arched transoms



## LIVING ROOM

- Size: 13'10" x 11'4"
- Tile floor
- Crown molding
- Recessed ceiling lights
- Ceiling fan with light
- Sliding glass doors to covered patio



## FAMILY ROOM

- Size: 16'0" x 16'0"
- Tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Gas fireplace
- Entertainment built-in
- 2 sets of sliding glass doors to covered patio



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### KITCHEN

- Size: 14'10" x 14'4"
- Tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Solid-wood cabinets
- Granite countertops with tile backsplash
- Decorative tile wall over range
- Island
- Eat-in counter with pendant lights
- KitchenAid stainless steel appliances:
  - Dual-fuel range with gas burners and convection oven
  - Wall-mount hood
  - Built-in convection oven
  - Built-in microwave
  - Built-in warming drawer
  - Dishwasher
  - Side-by-side refrigerator/freezer with in-door ice/water dispenser
  - Dishwasher
  - Trash compactor
- Stainless steel, double-bowl sink with garbage disposal
- Under-sink water filter
- Closet pantry



### BREAKFAST ROOM

- Size: 14'2" x 11'0" (irregular)
- Tile floor
- Recessed ceiling light
- Aquarium glass window



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### WET BAR

- Solid-wood cabinets
- Granite countertop
- Decorative backsplash
- Wine cooler
- Ice machine
- Glass vessel sink



### MASTER BEDROOM

- Size: 29'0" x 13'10" (irregular)
- Carpet
- 2 tray ceilings
- Crown molding
- Recessed ceiling lights
- 2 ceiling fans with lights
- 2 walk-in closets
- Sliding glass doors to covered patio



### ENSUITE MASTER BATH

- Size: 14'6" x 9'9"
- Tile floor
- Recessed ceiling lights
- Ceiling fan
- High arched windows
- Double vanity with cultured marble top and integrated sinks
- Wall-to-wall mirror
- Vanity lights over each sink
- Jetta jetted bathtub with tile surround
- Walk-in shower with tile floor/walls, corner shelves and glass enclosure
- Water closet with commode
- Linen closet
- Exhaust fan



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### BEDROOM 2/BONUS ROOM

(2nd floor)

- Size: 21'3" x 14'2" (irregular)
- Carpet
- Ceiling fan with light
- Windows with water view
- Large walk-in closet



### ENSUITE BATH 2

(2nd floor)

- Tile floor
- Single vanity with cultured marble top and integrated sink
- Wall mirror with vanity lights
- Medicine cabinet
- Bathtub/shower with tile walls
- Exhaust fan



### BEDROOM 3

- Size: 13'11" x 11'10"
- Tile floor
- Recessed ceiling lights
- Ceiling fan
- Windows water view
- Standard closet



### BATH 3 (pool bath)

- Tile floor
- Vanity with cultured marble top and integrated sink
- Wall mirror with vanity lights
- Bathtub/shower with tile walls
- Exhaust fan



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### BEDROOM 4

- Size: 12'2" x 10'0"
- Tile floor
- Recessed ceiling lights
- Ceiling fan
- Standard closet



### BEDROOM 5

- Size: 12'2" x 10'10"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Walk-in closet



### BATH 4

- Tile floor
- Solid-wood double vanity with cultured marble top and integrated sinks
- Wall mirror with vanity lights
- Bathtub/shower with tile walls
- Linen closet
- Exhaust fan



### DEN/OFFICE

- Size: 11'2" x 9'11"
- Tile floor
- Recessed ceiling lights
- Ceiling fan





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### LAUNDRY

- Size: 10'0" x 5'8"
- Tile floor
- Samsung STEAM, front-loading washer and dryer on pedestals
- Upper cabinets over washer/dryer
- Laundry sink



### 3-CAR GARAGE

- Size: 30'8" x 20'8"
- Painted concrete floor
- 1 double and 1 single automatic garage door
- Overhead storage racks
- Built-in cabinets



### COVERED PATIO

- Size: 28'10" x 12'0" (irregular)
- Brick paver floor
- Recessed ceiling lights
- 2 ceiling fans with lights
- Automated hurricane/security shutters
- Sliding glass doors to living room, family room and master bedroom
- Screen enclosure



### HEATED POOL

- Size: 29'0" x 12'10"
- Gunite pool surface
- Solar + gas heat
- Pool light
- Screen enclosure



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## HEATED SPA

- Fountain and waterfall into pool

## POOL DECK

- Size: 40'0" x 38'4" (two level)
- Brick paver floor
- Outdoor kitchen:
  - Tile countertop
  - Gas grill
  - Wall-mount hood
  - Stainless steel sink
- Screen enclosure



## DOCK

- Size: 24'0" x 7'0"
- Wood decking
- Brick paver walk from pool deck to dock
- Boat lift: capacity 12,000 lbs.
- Lights, electric and water supply
- Storage bin



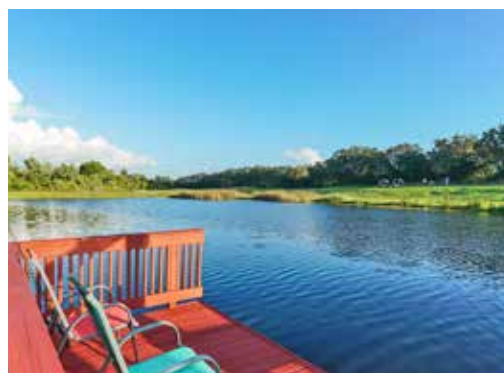
## WIND/STORM PROTECTION

- Clear hurricane shutter system
- Power shutters on 2nd floor windows
- Power shutters to covered patio



## COMMUNITY INFORMATION LINKS

- Waterlefe:  
[waterlefegolfanddriverclub.com](http://waterlefegolfanddriverclub.com)
- Waterlefe Community Development District:  
[waterlefecdd.org](http://waterlefecdd.org)
- HOA Documents  
Contact listing agent





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