



# Crystal Court Villa

3230 Crystal Court  
Coconut Grove, (Miami) FL 33133



## Live in Your Own Magazine-Quality Tropical Sanctuary.

Enjoy the Coconut Grove lifestyle in this new, spectacular home by award-winning architect Charles Treister. Built on the Silver Bluff ridge at 21-feet above sea level and set within a private, lush garden. The home's high ceilings and glass walls seamlessly integrate the outdoor spaces – pool, spa, and covered patio, kitchen and dining areas – so you can relax in a tropical paradise. The 7505 adj. SF "green" home includes a separate apartment with its own entrance for in-laws, office or guests; 2-car enclosed garage; elevator; basement; whole house generator; home automation to control alarm, cameras, lighting, music and more; children's play room; kitchen pantry; and master bedroom suite with private terrace, spa bath, dressing area and two walk-in closets. The quality finishes, fixtures and attention to detail are unsurpassed. Fenced and gated for full security. Turnkey ready. Located in the desirable North Grove, close to downtown, airport, beaches, boating and Miami's best schools.

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## **Experience Serenity.**

Set amid a tropical garden, dappled in shade, the extensive balconies and terraces open to the interior of the residence through large, sliding glass doors. The garden and birds become part of daily living.



## **For a Lucky Few.**

The Crystal Court Villa embodies the perfect blend of comfort and sophistication, with a contemporary design that focuses on the joy of easy living. Living spaces flow from indoors to outdoors to take maximum advantage of the Miami sunshine and breezes. Privacy and quiet enjoyment of nature's beauty awaits.



## **Filled with Possibilities.**

There is no shortage of living spaces to sit quietly or among friends in multiple light-filled areas of the home.



## **Open Spaces, Cozy Corners.**

What sets apart the Crystal Court Villa is the subtle but important design sensibility of integrated, wide open living areas that blend artfully with more structured and private nooks for sustained conversations.



## **Step Inside and Leave the Noise Behind.**

The minute you walk through the front door of the Crystal Court Villa you will be swept away by the peaceful, natural light shining throughout the home. So while there is plenty of space to move about, the Zen-like atmosphere will help wash away the day's biggest challenges and bring calm to your soul.





## Live the “Aman Resorts” Lifestyle.

With 20-foot ceilings and full-height glass windows and doors, the living spaces are light-filled and spacious, perfect for entertaining friends and family...or just yourself. You'll feel like you're always on vacation.



## **We are Family.**

There are family rooms...and then there are family rooms like this one. Of the many spots in which to gather to enjoy one another's company, the heart and soul of the Crystal Court Villa is this joint space with the kitchen.



## **Indulge Yourself.**

Cooking and entertaining are a special occasion every day in the Italian kitchen, outfitted with top-of-the-line appliances, including Sub-Zero, Miele and Wolf; a large central island with Calacatta Oro marble countertop, and a built-in dining table.



## **The Art of Entertainment.**

Throw open the doors and get the party started. The home automation system gives you easy access throughout the house to crank up the music. And look how easy it is to move inside and out. The family chef will never feel left out, we promise you that.



## **The Devil is in the Details.**

No detail has been left to chance. Take this view from the outdoor dining table clear to the front door and to the pool patio. Did you notice that the sliding glass door opens up the wall completely, providing an exquisite marble countertop between the indoor and outdoor kitchens? This little detail makes a world of difference.



## Unplug in Your Summer Kitchen.

Prepare a delicious meal in the outdoor kitchen and enjoy *al fresco* dining on your covered patio. The sliding door between both kitchens can be opened for maximum flow, or kept closed for an even more intimate setting. *Bon Appetit!*







## Enjoy the View.

The beauty of Coconut Grove can be found in its lush landscape and foliage, which is why every opportunity is given to bringing the outside in. Even from the hallway of the second floor, you'll never forget how lucky you are to live in this spectacular paradise.



## **A Private Retreat.**

While there are many spaces in the Crystal Court Villa to carry on your daily life, we promise you may never want to leave your quiet master bedroom suite, located at the back of the residence.



## **Wine Down in Paradise.**

Just step outside your master bedroom walls and enjoy a private moment day or night.





## **Relax. Unwind. Luxuriate.**

The master bedroom and bathroom suite includes a large soaking tub with privacy screen to enjoy the beautiful outdoors; his-and-her sinks; an oversized shower with a ceiling-mounted rain shower head, two wall-mounted shower heads, a handheld shower, and a bench; private room for the toilet and bidet; custom make-up vanity and linen closet; and two walk-in closets. Open up the sliding glass doors for a special treat.









## **Bonus Apartment or Home Office.**

Separate-entry two-room guest quarters with kitchenette, bedroom, full bath and walk-in closet – the perfect opportunity to work from home or utilize for in-laws, grown children and friends fleeing congested urban centers...or a combination of all of the above.









## **Working from Home Never Looked So Good.**

Home office or guest room...both are possible in this light-filled, ground floor space with its own full bath and closet, overlooking a garden of tropical foliage and mature bamboo.



## **Perfect for Families.**

The Crystal Court Villa was designed with families in mind. This peaceful area can be utilized as a play space for infants and toddlers or as a study corner for older children, with room for desks and computers. Children can also play in the large air-conditioned basement or in the front and back yards.



## **Laundry Room Extraordinaire.**

There's plenty of room here to take care of all your laundry needs, from the deep sink with a Franke pull-out spray kitchen faucet to the large Maytag washer and dryer. The long countertop is also perfect as a meal preparation station, and the door to the outside gives access to a catering company's help with entertainment.



## **Yes, this is an Air-Conditioned Basement.**

Because the home is built on the highest land in Miami, there is a 1,370 sf basement that is completely finished and air-conditioned, ready for a multitude of uses, such as a gym, wine cellar, home theater, game room with pool table, playroom...or a combination of many uses. All accessible by elevator.



## **Pristine Garden in Front, Garage in Back.**

Not many Miami properties stretch from one street to another, but the front entrance yard of the Crystal Court Villa is beautifully landscaped while the back is accessed via a charming, leafy road called Ah We Wa Street. Here you'll find a two-car attached garage, with additional parking available within the gated walls of your residence. Garbage pick-up is also handled from this location. Service vehicles can also park here.



## **Outdoor Living at its Best.**

This is not just any pool. This is a heated, chlorine-free pool with a lovely spa at one end and a lap pool that hugs the living room at the other end. Before you take a dip, don't forget to turn on a little outdoor music from your phone or from one of the keypads located throughout the house.



## **Get Away from It All.**

As you can see, every amenity on someone's wish list has been checked, but what elevates the property is how the architect designed the spaces to flow seamlessly from inside to out, taking every advantage of Coconut Grove's bountiful vegetation and soft breezes to maximize entertaining and enjoyment.

# HOME HIGHLIGHTS

## Summary

- New construction
- Designed by acclaimed architect Charles Treister
- 7 beds, 7 baths, 2 half-baths
- 7,500 Sq. Ft. Adjusted and 6,912 Sq. Ft. Air-Conditioned
- Large 1,370 Sq. Ft. basement with many potential uses, including playroom, exercise room, home theater, wine cellar or storage
- 2-car enclosed garage with additional parking within property gates
- Emergency generator for the entire house
- Separate apartment on ground floor, connected to the main house but with own entrance, kitchenette and living area to be used as home office, in-laws quarters, apartment for adult children or other family and guests.
- All-concrete construction, hurricane-proof windows and doors
- Energy efficient "Green" Home with SMART Home Automation
- Elevator connecting all three levels of the house

# HOME DETAILS

## **Kitchen**

- Custom Italian cabinetry with top-of-the line Sub Zero, Wolf gas cooktop and Miele appliances
- Imported Italian Calacatta D'oro marble countertops
- Large island and built-in dining table
- Walk-in pantry and large laundry room adjacent to kitchen and staff quarters
- Separate entrance for catering company to prepare and deliver for parties

## **Master Suite**

- Luxurious master suite with private outdoor balcony overlooking pool
- Large master bathroom with two sinks, large double shower with bench, freestanding soaking tub, toilet and bidet, and private outdoor balcony
- Imported European plumbing fixtures
- Oversize his and her walk-in closets with built-in, custom cabinetry
- Separate dressing area with make-up vanity
- Adjacent bedroom can easily be incorporated into Master Suite as sitting room or exercise room

## **Other Bedrooms**

- Oversized rooms each with walk-in closet and separate bathrooms
- Upstairs children's playroom

# HOME DETAILS

## **Exterior**

- House situated in tropical garden of palms, bamboo and lush landscaping
- Large chlorine-free, heated pool with additional lane for swimming laps, plus waterfall
- Extensive patios, covered terraces and balconies
- Custom outdoor kitchen and dining area with large gas grill, refrigerator, icemaker & sink
- Cabana bathroom with outdoor shower
- Front entry gate with covered street entry with security camera
- Oolitic limestone slabs used as a wall along front property line

## **Security**

- Property fenced and gated
- Security alarm system
- HD security cameras
- Smart home automation
- Laminated glass in all windows and doors
- Front door with magnetic lock in addition to deadbolt

# TECHNICAL DETAILS

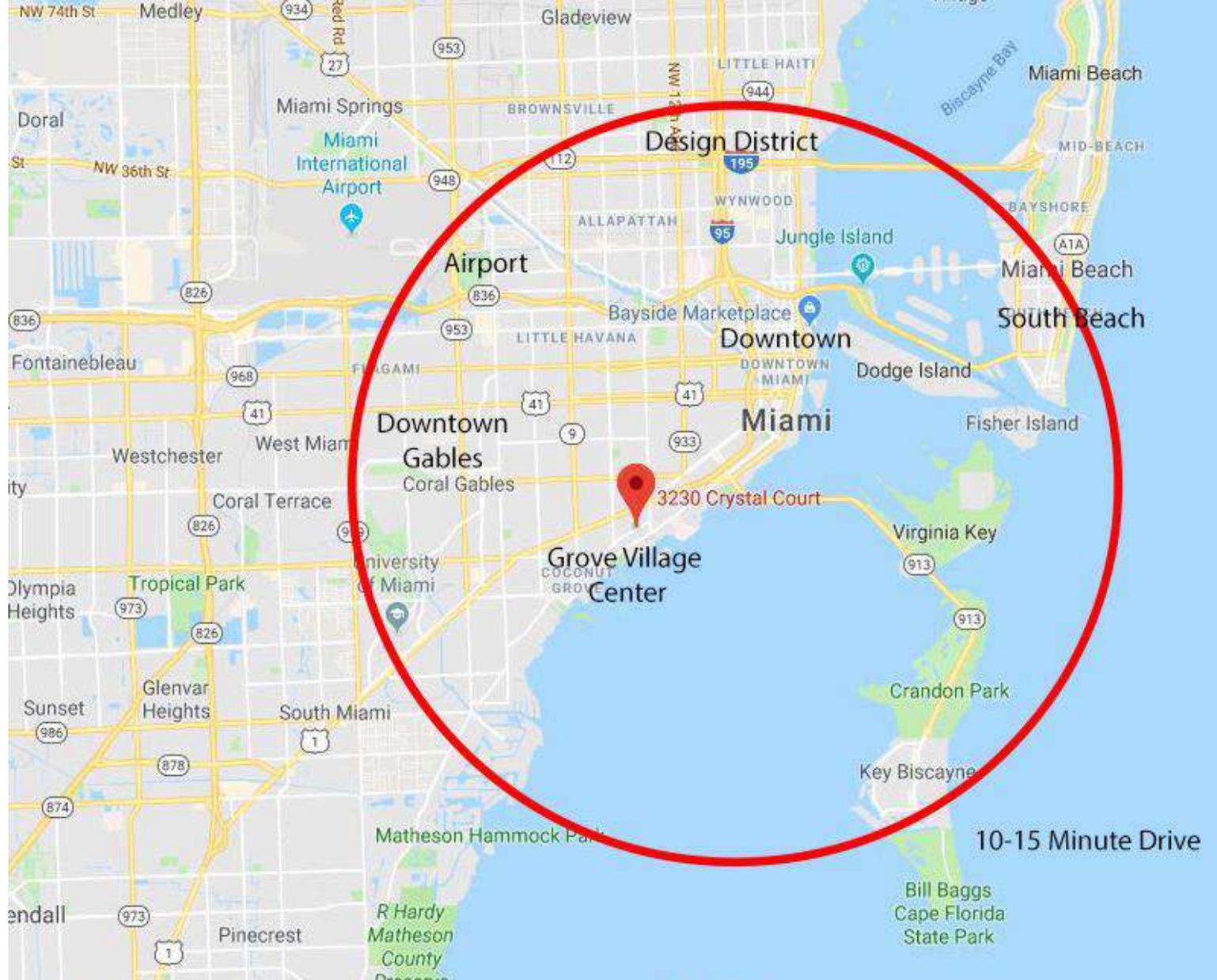
- Whole house Emergency generator (48KW) with 1000 gallon underground propane tank
- 100% cast-in-place concrete floor and roof slabs
- Laminated, high-efficiency impact-resistant glass throughout
- Home automation system by Control 4, which controls, programs and/or monitors:
  - \* Lighting controls
  - \* Security cameras
  - \* Alarm system
  - \* Audio system and built-in stereo speakers
  - \* Air-conditioning
- Gas for hot water, range, BBQ, and pool heater
- City sewer ( no septic tank)

# GREEN ENERGY DETAILS

- Energy-efficient " Low-E" laminated glass windows & sliding glass doors provide hurricane protection
- Tankless gas instant high-efficiency hot water heaters
- Super high efficiency carrier air conditioners with programmable thermostats
- Passive solar design and High-efficiency thermal insulation for roof and walls
- Energy efficient LED lighting fixtures
- Low VOC flooring and cabinetry
- Low Flow Plumbing fixtures and Energy-efficient appliances
- Xeriscape native plant landscaping

# PROPERTY HIGHLIGHTS

- Large 9,350 Sq. Ft. lot set on one of North Coconut Grove's most prestigious streets
- House built in a no-flood area on highest elevation in Miami at 21 feet above sea level
- Convenient North Coconut Grove location with easy access to I-95, the main highway between Miami, Fort Lauderdale and Palm Beach...and all points west to the Gulf of Mexico.
- Property has unique feature – a second street, Ah-We-Wa Street – at rear of property that allows for garage access and garbage pickup
- Crystal Court is a charming, quiet street with sidewalks and curb parking for guests
- Located less than one block to public transportation
- Walking distance to parks, playgrounds, schools and Coconut Grove Village Center
- Close proximity to downtown Miami, Miami International Airport, Coral Gables, Wynwood, Design District, Miami Beach and Key Biscayne



## In the Center of Everything.

Say goodbye to the long work commute. The Crystal Court Villa is located in the North Grove: just a short drive to Brickell, downtown Miami, Coral Gables, or South Beach. With easy access to I-95 (the first exit), you can be virtually anywhere in Miami-Dade county in 10-15 minutes. Spend more time enjoying your new lifestyle. Spend less time in your car.



## Steps away from Miami's Most Charming Village.

When you feel the need to connect with the real world, life awaits nearby. You are just minutes to everything: the cafes, boutiques, excellent schools, marinas, and beautiful parks of Coconut Grove village; the bustle of downtown Miami and Brickell Avenue; the white sands of Key Biscayne and South Beach; and the transportation hubs of the Port of Miami and Miami International Airport.

# MIAMI'S BEST SCHOOLS STEPS AWAY

The Grove, as the locals call it, is also ideally situated for parents seeking a variety of private and public school options. Please see a partial list below:

## **PRIVATE SCHOOLS**

- Ransom Everglades Middle School, Grades 6-8, Distance: Three blocks away
- Ransom Everglades Upper School, Grades 9-12, Distance: 2 miles
- Immaculata-La Salle High School, Grades 9-12, Distance: 1 mile
- Carrollton School of the Sacred Heart, Grades K-12, Distance 2.3 miles
- The Gordon Schools of Beth David Congregation, Nursery - Grade 5, 1.6 miles
- St. Stephen's Episcopal Day School, Pre-K to Grade 5, 1.6 miles

## **PUBLIC SCHOOLS**

- Coconut Grove Elementary School, Grades K-5, Distance 1.7 miles
- Ponce Middle School, Grades 6-8, Distance 4 miles
- Coral Gables Sr. High School, Distance 2.9 miles
- MAST Academy (Charter), Grades 9-12, Distance 4.3 miles

[Click Here for a Miami-Dade County Schools Overview](#)



## **Coconut Grove – Boaters Paradise**

Located along the shores of Biscayne Bay, Coconut Grove is sought out the world over by people who enjoy life on the water. Located within a mile of the Crystal Court Villa are a variety of public and private marinas and yacht clubs:

Coral Reef Yacht Club

Biscayne Yacht Club

Coconut Grove Sailing Club

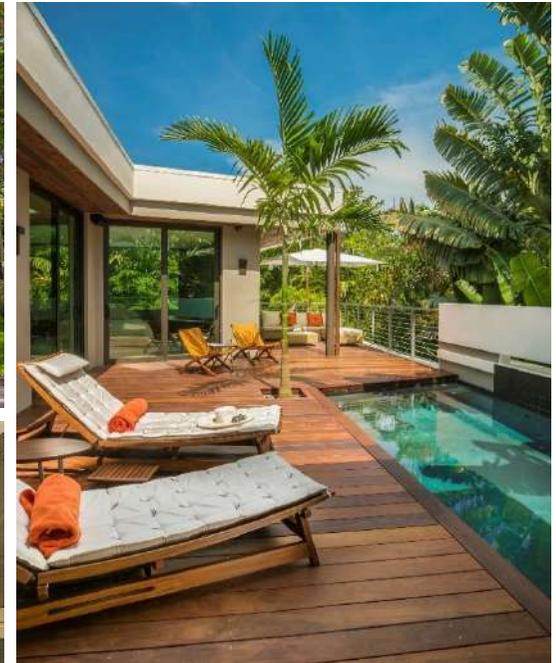
Monty's Marina

Grove Key Marina

Shake-a-Leg Sailing Center

Olympic Sailing Center

Dinner Key Marina (pictured above, with 500 slips)



## A Tradition of Luxury Homes

For more than 30 years, Treister Design & Development has successfully designed and built luxury homes in many of South Florida's most prestigious locales. The company's hallmarks: beautiful design, exquisite outdoor living spaces set in a tropical landscape, meticulous construction, highest-quality finishes, and the latest technology. The new Crystal Court Residence joins this proud tradition.

## Charles Treister - Treister Design & Development, Inc.

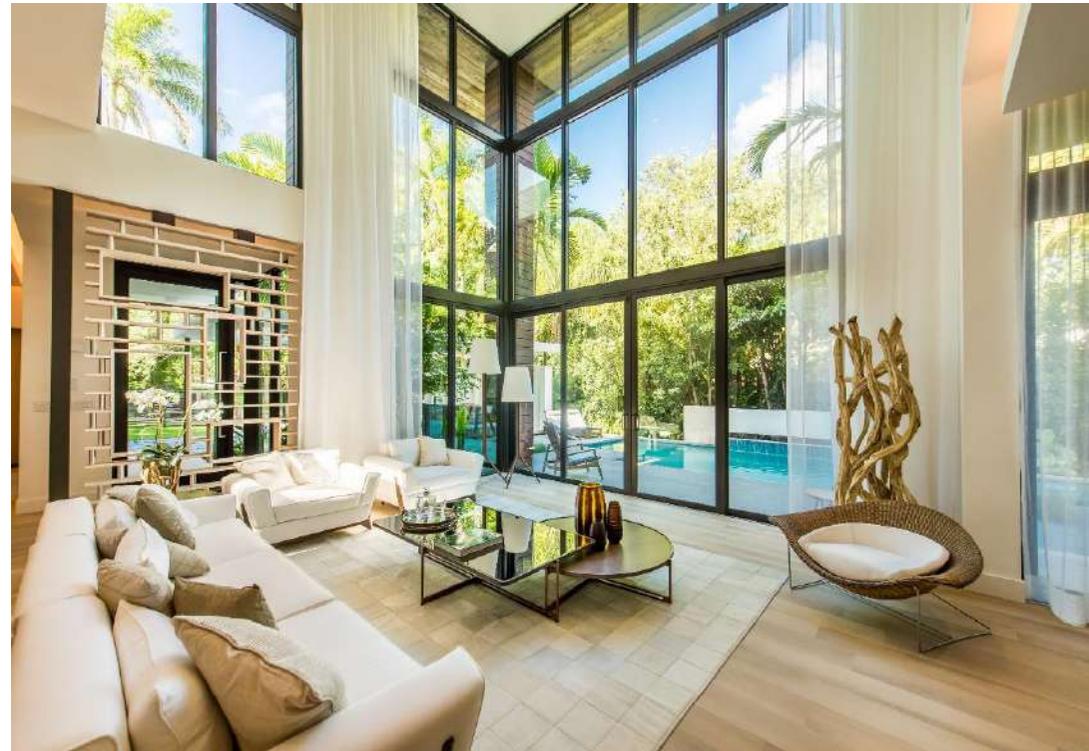
Charles Treister, President of Treister Design & Development, is a Miami-based real estate developer, architect, and entrepreneur who has successfully developed and designed a number of significant residential and commercial projects in the South Florida area during the past 37 years. These projects, with a cumulative value in the hundreds of millions of dollars, have included condominiums, mixed-use retail and office projects, hotels, and luxury residential communities.

Charles has particular experience and success in the area of luxury single family residential, having completed close to 30 luxury single family homes in some of South Florida's most prestigious areas including Coconut Grove, Coral Gables, Pinecrest, Miami Beach and Boca Raton. These homes include a number of multi-million dollar spec homes, as well as custom homes that were both designed and built by his company. He also was involved in the design and development of three of Coconut Grove's most distinctive luxury residential communities: The Anchorage, Hughes Cove, and Cloisters.

With architecture degrees from Princeton and M.I.T., Charles is a highly-regarded architect whose work has won awards from the Miami chapter of the American Institute of Architects, and has been featured in *Florida Design*, *Tropic*, *Florida Architecture*, *Miami Home & Decor*, *Interiors*, *Builder*, and *South Florida* magazines, and the book, "Miami, Architecture of the Tropics."

Charles is also an expert in solar energy, having developed and consulted on a number of commercial and utility-scale solar energy projects in the Northeast and the Caribbean Basin. He is the managing partner of STC Woodbridge Solar, which developed and owns a 1 MW commercial solar project in New Jersey.

A native of Coconut Grove, Charles is also founder and president of Beacon Realty Advisors, a boutique real estate brokerage and advisory firm, which has been involved in over \$650 million in investment sales and financing of commercial and residential properties throughout South Florida.



# CRYSTAL COURT VILLA

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