Introducing an Exceptional Architectural Statement in St. Andrews Country Club

IF YOU RECENTLY PASSED THROUGH Northway Circle in St. Andrews Country Club, you may have noticed the bespoke modern contemporary residence rising at **17344 Northway Circle**. Its crisp architectural lines and commanding presence signal that something remarkable is underway: **Tylo Development Partners' newest custom estate within the community**, and the second of several residences the firm plans to develop in St. Andrews in the coming year.

At the helm of these projects is **Luis Monje**, Tylo's Managing Partner and creative force. Prior to expanding into South Florida, Monje and his partner **William Pepin** established a strong reputation in Chicago's luxury residential market, designing and constructing custom homes for prominent clients and high-profile homeowners seeking highly personalized residences.

Monje's introduction to St. Andrews came through an unexpected yet fitting encounter. During a flight to Fort Lauderdale, he happened to be seated beside a longtime resident whose deep ties within the club sparked a conversation about Boca Raton's most prestigious country club communities. That discussion ultimately led to introductions within the community and the opportunity for Tylo Development Partners to begin building within St. Andrews.

Widely regarded as one of South Florida's premier private residential communities, St. Andrews Country Club continues to evolve as many of its earlier estates give way to a new generation of thoughtfully designed custom homes. For a builder dedicated to crafting highly tailored luxury residences, the community provides a rare canvas for architectural renewal.

That philosophy is clearly visible in the expansive Northway project — a two-story open-plan residence offering **7,752± square feet of living space**, five bedroom suites, an executive office easily convertible to a sixth bedroom, **eight full and three half baths**, a private theater, wellness suite with sauna, elevator, four-bay garage, and a **360± square-foot covered lanai** with full summer kitchen designed for seamless indoor-outdoor living.

According to Monje, "My partner William Pepin and I approach every residence as if we were building it for ourselves. Each home is designed to be timeless — from the architecture and interiors to the technology and future adaptability. Our goal is to deliver a foundation of exceptional quality that owners can personalize while enjoying a home designed to last for decades."

Architectural highlights include a dramatic **25-foot entry ceiling**, a floating glass-railed staircase, and large-format **Porcelanosa stone flooring and tiling throughout the residence**. An **80-inch linear water-vapor fireplace** anchors the main living space, while a nature-inspired living wall and sculptural Zen garden beneath the staircase introduce organic elements that soften the home's modern lines. Additional design features include a **350-bottle glass wine display**, custom lighting installations, and carefully curated interior materials that balance sophistication with warmth.

The gourmet chef's kitchen serves as both a culinary workspace and architectural centerpiece. Here, Monje paired top-tier **custom NEFF cabinetry** with luminous **Cristallo natural quartzite slabs**, complemented by a full suite of **Wolf and Sub-Zero appliances**, dual dishwashers, beverage and wine refrigeration, and a separate catering kitchen designed to support large-scale entertaining.

The first-floor primary suite continues the same balance of comfort and design, featuring a dramatic hallway feature wall, dual boutique-style closets, and an oversized spa-inspired bath centered around a wet-room concept with a polished stone soaking tub, **Porcelanosa accents**, and separate water closets. The upper level is dedicated to secondary

suites and gathering spaces, including a second laundry, glass-railed balcony, and additional entertaining areas.

Beyond its architectural presence, the residence is engineered with the same level of precision behind the walls as in its visible design. The home incorporates **solar power, a 48-kilowatt whole-home generator supported by a 1,000-gallon propane reserve, whole-home insulation and soundproofing, enterprise-grade Wi-Fi 6 networking, integrated security and smart locking, and multi-zone climate control**. Advanced home automation is delivered through a fully integrated **Lutron HomeWorks system with Josh AI voice control**, allowing effortless management of lighting, shading, and climate throughout the home.

Outdoors, the estate is designed as a private resort environment. Mature landscaping surrounds a **heated saline pool and spa with fountain accents**, while a recessed **California-style fire-pit lounge** creates a dramatic gathering space. The expansive covered lanai and cabana feature **Danver cabinetry, stone counters, a Lynx grill, pizza oven, refrigerator, ice maker, and integrated television area**, creating the perfect setting for alfresco dining and entertaining beneath the South Florida sky.

Equally captivating are the home's views. The front of the estate overlooks the lush fairways and lakes of St. Andrews, while the rear opens to tranquil **lake and golf course vistas**, creating a setting that feels both expansive and serene.

With completion expected within the month, **17344 Northway Circle** will soon make its full debut. Tylo Development Partners has selected **David Cohen of Premier Estate Properties** to represent the property, pairing this exceptional estate with one of the most respected brokers in the St. Andrews and Boca Raton luxury markets.

For Tylo Development Partners, this residence represents more than a single project. As the firm continues to expand its presence within St. Andrews Country Club, it signals a long-term commitment to designing and building the next generation of luxury homes within one of South Florida's most prestigious communities.

For more information contact David Cohen of Premier Estate Properties at 561.922.3878 or visit DavidCohen.info.