

Turtle Mound Road

A concise overview of a thoughtfully designed custom residence in Windover Farms, created to help prospective buyers quickly understand the home, its major systems, and the planning behind it.

At a Glance

2023 Year completed	3 Bedrooms	4 Full bathrooms
3,669 Approx. sq. ft. under air	5,776 Approx. sq. ft. under roof	1.01 Approx. acres

Designed for Everyday Living

The residence combines privacy, generous indoor and outdoor living areas, and a flexible layout suited to both daily life and entertaining.

- A private master wing with a master bedroom, master spa, and walk-in closet
- Three bedrooms plus a dedicated office/game room offering flexible additional living space
- Covered rear porch and covered entry areas included within the home’s approximately 5,776 square feet under roof
- Estate setting within Windover Farms in Melbourne, Florida

Major Home Systems

Key systems were selected to support comfort, reliability, water quality, and long-term ownership.

- 24kW Briggs & Stratton whole-house standby generator
- Dual water-heating systems, including tankless and hybrid water heaters
- Whole-house water softener and carbon filtration system
- Modern HVAC systems for year-round comfort
- Epoxy-finished garage flooring and integrated garage storage

Independent Construction Oversight

The residence underwent five independent third-party inspections during construction, including a final inspection. This provides additional evidence of the oversight and quality-control effort invested in the building process.

Thoughtful Planning & Buyer Resources

Planned for Future Flexibility

Several features were incorporated during construction to support future personalization and long-term ownership:

- Preparation for a future pool installation
- Planning considerations for a future detached garage
- Preparation for future hurricane roll-down screens at the covered lanai
- ADA-conscious design elements, including a wheelchair-compliant garage entry from the home
- Reinforced wall construction in the master bathroom toilet area for the possible future installation of stabilizing grab bars

2025 Ownership Cost Snapshot

Property Taxes \$5,237	Homeowner Insurance \$4,094	HOA Dues \$355
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2025 figures are rounded to the nearest dollar for presentation. Taxes, insurance premiums, and HOA dues may change and should be independently verified by buyers.

Buyer Documents & Resources

The website's public document library is intentionally focused on materials most useful during an initial buyer evaluation.

Property Survey

Boundaries, dimensions, and surveyed property details.

Buyer-Friendly Floor Plan

Original construction layout provided for general reference; certain details changed during construction.

Geotechnical Report

Independent pre-construction evaluation of the building area and foundation conditions.

HOA Documents

Current Windover Farms community documents, restrictions, and association information.

Important Buyer Notice

This guide is provided as a convenient overview and is not a substitute for independent due diligence. Buyers should independently verify all measurements, costs, systems, property information, association requirements, and suitability for intended use. Floor-plan details may differ from the completed residence because certain changes were made during construction.