

4269 Turtle Mound Road

Property Disclosure Information Summary

Website Information Only. This summary is provided for prospective-buyer information and is not the executed Florida Realtors Seller's Property Disclosure, Flood Disclosure, a contract, warranty, or substitute for professional inspections or due diligence. Formal transaction disclosures will be completed and delivered as required in connection with any sale of the property.

Property Overview

Property	4269 Turtle Mound Road, Melbourne, Florida 32934
Occupancy	Owner occupied
Residence	Custom single-family residence completed in 2023
Water / Wastewater	Public drinking water; private septic system
Septic location	Front yard
Irrigation	Dedicated well; irrigation system in use
Water treatment	Owned whole-house water treatment system
Roof	Standing-seam metal roof installed in 2023
Association	Windover Farms HOA / applicable covenants and restrictions

Structures, Systems & Pest History

Disclosure item	Seller response
Structures, including roof, ceilings, walls, doors, windows and foundation, structurally sound and free of leaks	YES
Major appliances and heating, cooling, mechanical, electrical, security and sprinkler/irrigation systems working as designed	YES
Leased appliances	NO
Known aluminum branch wiring	NO
Termites, other wood-destroying organisms, fungi or pests present, or related structural damage	NO
Treatment for termites / wood-destroying organisms / pests	YES - preventive termite treatment

Water Intrusion, Drainage & Flood-Related Information

Disclosure item	Seller response
Past or present water intrusion affecting the property	NO
Past or present drainage or flooding problems affecting the property	NO
Any portion of the property in a special flood hazard area	NO
Any portion of the property seaward of the Coastal Construction Control Line	NO
Lender requires flood insurance	NO
Elevation certificate	NO

Plumbing, Water, Septic & Roof

Disclosure item	Seller response
Problems with quality, supply or flow of potable water	NO
Water treatment system	OWNED
Unused septic tanks, drain fields or wells on the property	NO - all currently in use
Known defects to water system, septic system, drain fields or wells	NO
Plumbing leaks during ownership	NO

Disclosure item	Seller response
Polybutylene piping	NO
Roof structurally sound and free of leaks	YES
Roof leaked during ownership	NO
Roof repair, restoration, replacement or other work since installation	NO
Known defects to roof, fascia, soffits, flashings or other roof-system components	NO

Pools, Ground Conditions, HOA, Boundaries & Access

Disclosure item	Seller response
In-ground pool demolished or filled	NO
Past or present settling, soil movement or sinkhole activity affecting the property or adjacent properties	NO
Sinkhole insurance claim made	NO
Proposed changes to HOA restrictions or CCRs known to seller	NO
Shared driveways, walls, fences or other features with adjoining landowners	NO
Known encroachments	NO
Boundary-line disputes or easements affecting the property known to seller	NO
Known legal or administrative action affecting HOA common areas	NO
Known severance of subsurface rights	NO
Access roads	PUBLIC

Environmental

Disclosure item	Seller response
Known environmental hazards on the property	NO
Damage, cleanup or repair due to environmental hazards	NO
Mangroves, archaeological sites or other environmentally sensitive areas located on the property	NO

Governmental, Claims, Permits & Historic District

Disclosure item	Seller response
Existing, pending or proposed legal or administrative claims affecting the property	NO
Known municipal or county special assessments	NO
Qualifying Improvement / PACE assessment	NO
Property subject to litigation or claim, including construction defects, defective products or title problems	NO
Homeowner's insurance claims filed during ownership	NO
Zoning violations or nonconforming uses	NO
Known zoning restrictions affecting improvements or replacement	NO
Known zoning, land-use or administrative regulation conflicting with current use	NO
Known restrictions, other than HOA or flood-area requirements, affecting improvements or replacement	NO
Improvements located below base flood elevation	NO
Improvements constructed in violation of local flood guidelines	NO
Improvements constructed in violation of building codes or without required permits	NO
Active permits not closed by final inspection	NO
Known unrecorded liens, code-enforcement violations or other governmental/building/environmental/safety noncompliance	NO
Property located in a historic district	NO
Historic-district restrictions, pending permits/applications, or rule violations	NO

Disclosure item	Seller response
Seller subject to FIRPTA withholding	NO

Flood Disclosure Summary

Based on the sellers' current knowledge for website-information purposes:

Flood disclosure item	Seller response
Knowledge of flooding that damaged the property during seller ownership	NO
Insurance claim relating to flood damage, including NFIP	NO
Federal assistance for flood damage, including FEMA assistance	NO

Important: Information may be updated if circumstances change. Prospective purchasers should rely on the formal seller disclosures delivered in connection with a transaction, conduct their own inspections and due diligence, and consult appropriate professionals regarding matters important to their purchase decision.