

4269 Turtle Mound Road

Property Information & Included Features

Website Information Only. This summary highlights practical property information and features currently intended to remain with the residence. Final inclusions, exclusions, and separately negotiated personal property will be specified in the executed purchase agreement.

Property at a Glance

Item	Details
Address	4269 Turtle Mound Road, Melbourne, Florida 32934
Community	Windover Farms
Lot	Approximately 1 acre
Completion	November 2023
Living area	Approximately 3,669 square feet
Total under roof	Approximately 5,776 square feet
Garage	Three-car garage
Water / wastewater	Public drinking water; private septic system
Septic location	Front yard
Irrigation	Dedicated well serving the irrigation system
Road access	Public
HOA	Windover Farms HOA / applicable covenants and restrictions

Major Systems & Infrastructure

Item	Details
HVAC	Two independent Goodman 18-SEER heat-pump systems, including a dedicated primary-suite system
Insulation / attic	Spray-foam insulation and conditioned attic
Water treatment	Whole-house water softener and carbon filtration system
Water heating	Tankless and hybrid water-heater systems
Electrical service	400-amp service with whole-house surge protection
Standby power	Briggs & Stratton whole-house standby generator with automatic transfer equipment
Network / media	CAT6 network cabling and structured media wiring
Security	Installed security and camera infrastructure with recording equipment, sensors/keypads and related permanently installed components
Smart-home features	Permanently installed smart switches, thermostats, entry controls and related connected equipment
Future pool	Electrical provisions for future pool and related outdoor equipment
Future detached garage	Utility and 220-volt electrical provisions

Kitchen & Entertaining Equipment

Item	Details
Primary refrigerator	42-inch built-in panel-ready Monogram refrigerator
Professional range	36-inch Monogram professional dual-fuel range
Advantium oven	Monogram Advantium 5-in-1 oven
Dishwasher	Panel-ready Monogram dishwasher
Ventilation	Professional Monogram vent hood
Wine / beverage cooler	Dual-zone wine and beverage cooler
Second refrigerator	Included
Additional built-ins	Hidden pantry, coffee bar, beverage center, pot filler and related built-in cabinetry/features

Included Fixtures, Equipment & Furnishings

Item	Details
Kitchen appliances	All refrigerators and installed kitchen appliances listed above
Washer & dryer	Included
Wine / beverage cooler	Included
Chandeliers & decorative lighting	All installed chandeliers and decorative light fixtures included
Ceiling fans	All installed ceiling fans, including premium Big Ass Fans, included
Window treatments	All installed blinds, shades, curtains/draperies, rods and related window-treatment hardware included
Televisions	All televisions currently installed in the residence included
TV wall mounts	All installed TV wall mounts included
Security system	Complete installed security system included, including cameras, recorder/NVR, sensors, keypads and related permanently installed equipment
Garage storage	Existing garage closet / storage system included
Fencing & gates	All existing fencing and gates included
Standby generator	Whole-house generator and transfer equipment included
Water-treatment equipment	Whole-house softener and carbon-filtration equipment included
Water heaters	Tankless and hybrid water-heater systems included
Smart-home equipment	Permanently installed smart-home switches, thermostats, entry controls and related equipment included

Furniture - Available by Separate Negotiation

Furniture is **not included automatically** in the base offering. The sellers are willing to consider leaving some or all furniture with the home for additional consideration or as part of the overall purchase negotiation. Any furniture to remain will be identified specifically in the executed purchase agreement or a separate personal-property agreement.

Construction & Property Documentation

Available records include architectural and engineering materials, an independent geotechnical investigation, product specifications, warranty records, and other supporting documentation. Appropriate materials may be made available during buyer due diligence.

Important: This document is informational and reflects the sellers' current intentions regarding included property. It is not a bill of sale, inventory addendum, warranty, or contract. Final inclusions and exclusions will be governed solely by the executed purchase agreement and any applicable addenda.