

# Buyer Info Packet

2745 N Highway A1A #501, Indialantic, FL 32903

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# COMPASS

## Seller's Property Disclosure Waiver for Exclusive Right of Sale Listing Agreements

Property Address: 2745 N Hwy A1A #501, Indialantic

Listing Date: JAN 23, 2025

Seller Name(s): Melodie Anne Winston

Compass Agent Name: Carolyn Smith / Dewayne Carpenter

Option 1:

The Seller(s) above hereby acknowledge that they will complete and execute a Seller Property Disclosure for the above-referenced Property. This Disclosure must be completed prior to the acceptance of an executed purchase agreement.

Option 2:

The Seller(s) above hereby elect not to execute a Seller Property Disclosure for the above-referenced property and thereby understand and agree that they release Compass Florida, LLC from any and all disputes, claims or causes of action arising out of or relating to their election not to execute the same.

Melodie Winston 1-23-25  
Seller Signature Date

Carolyn Smith 1-23-25  
Listing Agent Signature Date

\_\_\_\_\_  
Seller Signature Date

**Flood Disclosure**

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, Melodie Anne Winston, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 2745 N Highway A1A, Unit 501, Indialantic, FL 32903

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller  has  has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller  has  has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller  has  has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
  - a. The overflow of inland or tidal waters.
  - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
  - c. Sustained periods of standing water resulting from rainfall.

Seller: Melodie Winston

Date: 3.25.26

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Copy provided to Buyer on \_\_\_\_\_ by  email  facsimile  mail  personal delivery.

# Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Melodie Anne Winston (SELLER) and \_\_\_\_\_ (BUYER) concerning the Property described as 2745 N Highway A1A #501, Indialantic, FL 32903

Buyer's Initials \_\_\_\_\_ Seller's Initials MAW

## A. CONDOMINIUM RIDER

If Property is part of a master or other homeowners' association, Seller shall complete Rider B. HOMEOWNERS' ASSOCIATION / COMMUNITY DISCLOSURE for further information including additional assessments and fees. If Property is part of more than one condominium association, Seller shall also complete a separate Rider A. CONDOMINIUM RIDER for EACH condominium association.

The condominium association ("Condominium Association") to which this Condominium Rider is applicable, and any management company, and to which assessments, special assessments, and/or rent/land use fees are due and payable, is/are:

Association	Management Company
_____	Artemis Lifestyle Services
Contact Person _____	Contact Person <u>Carol Reed</u>
Phone _____	Phone <u>407-705-2190</u>
Email _____	Email <u>CReed@artemislifestyles.com</u>

Additional contact information can be found on the Association's website, which is: [www.](#)

### 1. CONDOMINIUM ASSOCIATION APPROVAL:

The Condominium Association's approval of Buyer (CHECK ONE):  is  is not required. If approval is required, this Contract is contingent upon Buyer being approved by the Association no later than \_\_\_\_\_ (if left blank, then 5) days prior to Closing. Within \_\_\_\_\_ (if left blank, then 5) days after Effective Date Seller shall initiate the approval process with the Condominium Association and provide Buyer with a copy of the current application for approval, and Buyer shall promptly apply for such approval. Buyer and Seller shall sign and deliver any documents required by the Condominium Association in order to complete the transfer of the Property and each shall use diligent effort to obtain such approval, including making personal appearances if required. If Buyer is not approved within the stated time period, this Contract is terminated and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

### 2. RIGHT OF FIRST REFUSAL:

- (a) The Condominium Association (CHECK ONE):  has  does not have a right of first refusal (a "Right") pursuant to the terms of the Declaration of Condominium ("Declaration", which reference includes all amendments thereto).
- (b) The members of the Condominium Association (CHECK ONE):  have  do not have a Right.
- (c) If either the Condominium Association or the members have a Right, then Buyer and Seller shall, within \_\_\_\_\_ (if left blank, then 5) days after Effective Date, sign and deliver any documents required as a condition precedent to the exercise of the Right, and shall use diligent effort to submit and promptly process the matter with the Condominium Association and members, including personal appearances, if required

**A. CONDOMINIUM RIDER (CONTINUED)**

- (d) If the Condominium Association or a member timely exercises a Right, this Contract is terminated and the Deposit shall be refunded to Buyer (unless this Contract provides otherwise), thereby releasing Buyer and Seller from all further obligations under this Contract.
- (e) If, within the time permitted for exercise of the Right, the Condominium Association, the members of the Condominium Association, or both, either (i) provide written confirmation to Buyer that the Right will not be exercised, or (ii) fail to timely exercise the Right, then this Contract shall proceed to Closing as otherwise provided herein.

**3. FEES; ASSESSMENTS; PRORATIONS; LITIGATION:**

- (a) Condominium Association assessment(s) and rents: Seller represents that the current Condominium Association regular periodic assessment(s) installments is/are \$ 1,800 payable **(CHECK ONE):**  monthly     quarterly     semi-annually     annually and the current rent on recreation areas, if any, is \$ \_\_\_\_\_ payable **(CHECK ONE):**  monthly     quarterly     semi-annually     annually

All regular periodic assessments levied by the Condominium Association and rent on recreational areas, if any, shall be made current by Seller at Closing. Association assets and liabilities, including Association reserve accounts, shall not be prorated.

- (b) Fines: Seller shall, at Closing, pay all fines imposed against the Property by the Condominium Association as of Closing Date and remedy all open violations of rules and regulations noticed to Seller in the Condominium Association official records.
- (c) Special Assessments:
  - (i) If the Condominium Association has levied any special or additional assessments as of the Effective Date, **then (CHECK ONE):**  Buyer     Seller (if left blank, then Seller) shall pay all such assessment(s) in full prior to or at Closing.
  - (ii) If the Condominium Association levies any special or additional assessments after the Effective Date and prior to the Closing Date, then (CHECK ONE):  Buyer     Seller (if left blank, then Seller) shall pay all such assessment(s) in full prior to or at Closing.
  - (iii) Notwithstanding the provisions of (i) or (ii) above, if any special or additional assessments may be paid in installments, and the Condominium Association will allow Buyer to assume installments scheduled to be paid after Closing, then Seller shall, prior to or at Closing, pay all installments which are payable on or before Closing Date, and (CHECK ONE):  Buyer     Seller (if left blank, then Buyer) shall pay installments payable after Closing Date. **If Seller is checked, or if the Condominium Association does not allow a Buyer to assume installments scheduled to be paid after Closing, Seller shall pay the special or additional assessment in full prior to or at the time of Closing.**
  - (iv) A special or additional assessment shall be deemed levied for purposes of this Paragraph 3 on the date when such assessment has been approved as required for enforcement pursuant to Florida law and the condominium documents listed in Paragraph 5. Seller is aware of the following special or additional assessments that have been levied by the Condominium Association, or discussed at a Board meeting in the 12 months prior to the Effective Date, (include purpose(s) of assessments and amount, if known): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- (d) Litigation: Seller represents that Seller is not aware of pending or anticipated litigation affecting the Property or the common elements, if any, except as follows: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SPRINKLER SYSTEM RETROFIT:**

If, pursuant to Sections 718.112(2)(n), F.S., the Condominium Association has voted to forego retrofitting its fire sprinkler system or handrails and guardrails for the condominium units, then prior to Closing Seller shall furnish to Buyer the written notice of Condominium Association's vote to forego such retrofitting.

**5. NONDEVELOPER DISCLOSURE:  
(CHECK ONE):**

- (a) **THE BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS BEEN PROVIDED A CURRENT COPY OF THE**

**A. CONDOMINIUM RIDER (CONTINUED)**

**DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION OF THE ASSOCIATION, BYLAWS AND RULES OF THE ASSOCIATION, A COPY OF THE MOST RECENT ANNUAL FINANCIAL STATEMENT AND ANNUAL BUDGET AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT MORE THAN 7 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, BEFORE EXECUTION OF THIS CONTRACT.**

(b) THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 7 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, BYLAWS AND RULES OF THE ASSOCIATION, A COPY OF THE MOST RECENT ANNUAL FINANCIAL STATEMENT AND ANNUAL BUDGET, AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT IF SO REQUESTED IN WRITING. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 7 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE BUYER RECEIVES THE DECLARATION, ARTICLES OF INCORPORATION, BYLAWS AND RULES OF THE ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL STATEMENT AND ANNUAL BUDGET, AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT IF REQUESTED IN WRITING. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.

**6. BUYER'S REQUEST FOR DOCUMENTS:**

- (a) Seller shall, at Seller's expense, provide Buyer with current copies of the condominium documents specified in Paragraph 5, above, as well as the governance form described in Section 718.503(2)(b), F.S. If this Contract does not close, Buyer shall immediately return the documents to Seller or reimburse Seller for the cost of the documents, if any.
- (b) Seller shall, at Seller's expense, provide Buyer with a current copy of the following (CHECK ALL REQUESTED BY BUYER):

- Minutes of Condominium Association Board meetings for the 12 months preceding the Effective Date
- Agendas for all Condominium Association Board meetings for the 12 months preceding the Effective Date
- Minutes of Condominium Association member meetings for the 12 months preceding the Effective Date
- Agendas for all Condominium Association member meetings for the 12 months preceding the Effective Date
- Insurance Declaration Pages for general liability, hazard/windstorm, and any required or existing flood policies held by the Condominium Association
- If Paragraph 9(a)(iii), 9(b)(iii), or 9(c)(iii) is checked and the referenced document is actually received by the Seller prior to Closing, then such document (i.e. the inspector-prepared summary of a milestone inspection report, a turnover report, or a structural integrity reserve study report)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

THIS AGREEMENT MAY BE TERMINATED BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 7 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE DATE BUYER RECEIVES ALL OF THE DOCUMENTS REQUESTED IN THIS SUBPARAGRAPH 6(b). BUYER'S RIGHT TO TERMINATE THIS AGREEMENT UNDER THIS SUBPARAGRAPH 6(b) SHALL TERMINATE AT CLOSING.

**7. COMMON ELEMENTS; PARKING:**

The Property includes the unit being purchased and an undivided interest in the common elements and appurtenant limited common elements of the condominium, as specified in the Declaration. Seller's right and interest in or to the use of the following parking space(s), garage, and other areas are included in the sale of the Property and shall be assigned to Buyer at Closing, subject to the Declaration:

Parking Space(s) # \_\_\_\_\_ Garage # 501 Other: 3 Spaces

**8. INSPECTIONS AND REPAIRS:**

The rights and obligations arising under Paragraphs 11 and 12 of this Contract to maintain, repair, replace or treat are limited to Seller's individual condominium unit and unless Seller is otherwise responsible do not extend to common elements, limited common elements, or any other part of the condominium property

**A. CONDOMINIUM RIDER (CONTINUED)****9. MILESTONE INSPECTION REPORT; STRUCTURAL INTEGRITY RESERVE STUDY; TURNOVER INSPECTION REPORTS:**

- (a) **MILESTONE INSPECTION:** The Association (check only one option):  
 (i) is required to and has completed a milestone inspection report as described in Section 553.899, F.S. (SEE PARAGRAPH 10(d) BELOW FOR VOIDABILITY RIGHTS); or  
 (ii) **IS NOT REQUIRED TO HAVE COMPLETED A MILESTONE INSPECTION REPORT AS DESCRIBED IN SECTION 553.899, F.S.;** or  
 (iii) **IS REQUIRED TO HAVE COMPLETED A MILESTONE INSPECTION REPORT AS DESCRIBED IN SECTION 553.899, F.S. BUT HAS NOT COMPLETED SUCH INSPECTION.**
- (b) **TURNOVER INSPECTION REPORT:** The Association (check only one option):  
 (i) is required to and has completed a turnover inspection report for a turnover inspection performed on or after July 1, 2023, as described in Section 718.301(4)(p) and (q), F.S. (SEE PARAGRAPH 10(d) BELOW FOR VOIDABILITY RIGHTS); or  
 (ii) **IS NOT REQUIRED TO HAVE COMPLETED A TURNOVER INSPECTION REPORT FOR A TURNOVER INSPECTION PERFORMED ON OR AFTER JULY 1, 2023, AS DESCRIBED IN SECTION 718.301(4)(p) AND (q), F.S.** (this option should be selected if the Association was turned over prior to July 1, 2023); or  
 (iii) **IS REQUIRED TO HAVE COMPLETED A TURNOVER INSPECTION REPORT FOR A TURNOVER INSPECTION PERFORMED ON OR AFTER JULY 1, 2023, AS DESCRIBED IN SECTION 718.301(4)(p) AND (q), F.S. BUT HAS NOT COMPLETED SUCH REPORT.**
- (c) **STRUCTURAL INTEGRITY RESERVE STUDY:** The Association (check only one option):  
 (i) is required to and has completed a structural integrity reserve study as described in Sections 718.103(26) and 718.112(2)(g), F.S. (SEE PARAGRAPH 10(d) BELOW FOR VOIDABILITY RIGHTS); or  
 (ii) **IS NOT REQUIRED TO HAVE COMPLETED A STRUCTURAL INTEGRITY RESERVE STUDY AS DESCRIBED IN SECTIONS 718.103(26) AND 718.112(2)(g), F.S.;** or  
 (iii) **IS REQUIRED TO HAVE COMPLETED A STRUCTURAL INTEGRITY RESERVE STUDY AS DESCRIBED IN SECTIONS 718.103(26) AND 718.112(2)(g), F.S. BUT HAS NOT COMPLETED SUCH STUDY.**
- (NOTE: The definition of "structural integrity reserve study" is found in Section 718.103(28), F.S.)
- (d) **CHECK ONLY ONE BOX BELOW IF** the Association has completed a milestone inspection (Paragraph 10(a)(i), above, is checked), or a turnover inspection report (Paragraph 10(b)(i), above, is checked), or a structural integrity reserve study (Paragraph 10(c)(i), above, is checked):

(i) **THE BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS BEEN PROVIDED A CURRENT COPY OF THE INSPECTOR-PREPARED SUMMARY OF THE MILESTONE INSPECTION REPORT AS DESCRIBED IN SECTION 553.899, FLORIDA STATUTES, IF APPLICABLE; A COPY OF THE TURNOVER INSPECTION REPORT DESCRIBED IN SECTION 718.301(4)(p) AND (q), FLORIDA STATUTES, IF APPLICABLE; AND A COPY OF THE ASSOCIATION'S MOST RECENT STRUCTURAL INTEGRITY RESERVE STUDY DESCRIBED IN SECTIONS 718.103(26) AND 718.112(2)(g), FLORIDA STATUTES, IF APPLICABLE, MORE THAN 7 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, BEFORE EXECUTION OF THIS CONTRACT.**

(ii) **THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 7 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE INSPECTOR-PREPARED SUMMARY OF THE MILESTONE INSPECTION REPORT AS DESCRIBED IN SECTION 553.899, FLORIDA STATUTES, IF APPLICABLE; A COPY OF THE TURNOVER INSPECTION REPORT DESCRIBED IN SECTION 718.301(4)(p) AND (q), FLORIDA STATUTES, IF APPLICABLE; AND A COPY OF THE ASSOCIATION'S MOST RECENT STRUCTURAL INTEGRITY RESERVE STUDY DESCRIBED IN SECTIONS 718.103(26) AND 718.112(2)(g), FLORIDA STATUTES, IF APPLICABLE. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 7 DAYS, EXCLUDING SATURDAYS,**

**A. CONDOMINIUM RIDER (CONTINUED)**

SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE BUYER RECEIVES A CURRENT COPY OF THE INSPECTOR- PREPARED SUMMARY OF THE MILESTONE INSPECTION REPORT AS DESCRIBED IN SECTION 553.899, FLORIDA STATUTES; A COPY OF THE TURNOVER INSPECTION REPORT DESCRIBED IN SECTION 718.301(4)(p) AND (q), FLORIDA STATUTES; OR A COPY OF THE ASSOCIATION'S MOST RECENT STRUCTURAL INTEGRITY RESERVE STUDY DESCRIBED IN SECTIONS 718.103(26) AND 718.112(2)(g), FLORIDA STATUTES, IF REQUESTED IN WRITING. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.

10. CONDOMINIUMS CREATED WITHIN A PORTION OF A BUILDING OR WITHIN A MULTIPLE PARCEL BUILDING.  
If applicable, pursuant to Section 718.407, F.S.:

**DISCLOSURE SUMMARY**

THE CONDOMINIUM IN WHICH YOUR UNIT IS LOCATED IS CREATED WITHIN A PORTION OF A BUILDING OR WITHIN A MULTIPLE PARCEL BUILDING. THE COMMON ELEMENTS OF THE CONDOMINIUM CONSIST ONLY OF THE PORTIONS OF THE BUILDING SUBMITTED TO THE CONDOMINIUM FORM OF OWNERSHIP.

BUYER ACKNOWLEDGES ALL OF THE FOLLOWING:

- (1) THE CONDOMINIUM MAY HAVE MINIMAL COMMON ELEMENTS.
- (2) PORTIONS OF THE BUILDING WHICH ARE NOT INCLUDED IN THE CONDOMINIUM ARE OR WILL BE GOVERNED BY A SEPARATE RECORDED INSTRUMENT. SUCH INSTRUMENT CONTAINS IMPORTANT PROVISIONS AND RIGHTS AND IS OR WILL BE AVAILABLE IN PUBLIC RECORDS.
- (3) THE PARTY THAT CONTROLS THE MAINTENANCE AND OPERATION OF THE PORTIONS OF THE BUILDING WHICH ARE NOT INCLUDED IN THE CONDOMINIUM DETERMINES THE BUDGET FOR THE OPERATION AND MAINTENANCE OF SUCH PORTIONS. HOWEVER, THE ASSOCIATION AND UNIT OWNERS ARE STILL RESPONSIBLE FOR THEIR SHARE OF SUCH EXPENSES.
- (4) THE ALLOCATION BETWEEN THE UNIT OWNERS AND THE OWNERS OF THE PORTIONS OF THE BUILDING WHICH ARE NOT INCLUDED IN THE CONDOMINIUM OF THE COSTS TO MAINTAIN AND OPERATE THE BUILDING CAN BE FOUND IN THE DECLARATION OF CONDOMINIUM OR OTHER RECORDED INSTRUMENT.

# Luxury Features

3 BEDROOMS PLUS STUDY

3.5 BATHROOMS

3 CAR GARAGE

## Vestibule Entry

- Secure Building Elevator Opens to Private Vestibule
- French White Oak Floors which Continue Throughout the Property
- Beautiful Built in with Deep Storage and Bench Seating
- Elevator and Front Entry Doors Trimmed with Wood
- Baseboard Added in Vestibule for an Elevated Look
- Custom Light Fixtures
- Double Entry Doors to Unit

## Kitchen

- La Cornue Convection Gas Range and La Cornue Hood
- Sub Zero Refrigerator Tower and Sub Zero Freezer Tower with Ice & Water
- Solid Wood Cabinetry with Dovetail Drawers and Soft Close Drawers and Doors
- Restoration Hardware Cabinetry Hardware
- Waterstone Refrigerator & Dishwasher Handles
- Waterstone Kitchen Faucet
- Pot Filler
- Cove Dishwasher
- Sharp Microwave Drawer
- Built in Pantry with Pull Out, Adjustable Shelves
- Bar and Coffee Station with Wine Cooler
- Key Closet
- Coffered Ceilings with Crown Molding

## Powder Room

- \$8,000 Sink
- Hand Finished Mirrored Tile
- Restoration Hardware Lights
- Restoration Hardware Towel Bars & Hooks (in all Bathrooms)
- Marble Flooring and Counters
- Low Profile Toilet



## *Interior*

- 11- Foot Ceilings
- Extra Millwork Added in Hall for an Elevated Look
- Speakers Throughout
- Cameras Throughout Unit for Security (cameras convey)
- Equipment for Audio and Security is in Study
- White Oak Flooring and Mantle
- Pocket French Glass Doors to Study
- Linear HVAC Slot Diffusers throughout provide an elevated modern look
- Natural Gas throughout building
- Built In Electric Fireplace in Living Room
- All Exterior Glass is Hurricane Rated Impact Glass
- Restoration Hardware Curtains and Rods
- Plantation Shutters throughout
- Central Vacuum
- Gorgeous Wood Doors are from The Bank Arcitectural Antiques in New Orleans: Bar Pantry, Owner's Suite Entry, Walkthrough Closet, Full Built-ins, One Closet
- Living Room and Family Room Crown Molding
- Beams in Living Room, Owner's Suite, and Secondary Bathroom
- Custom Built Ins for all Closets

## *Primary Bedroom, Closet & En Suite Bath*

- Stunning Oceanfront Views in Bedroom or Full Privacy with Doors to Living Area
- Marble Flooring and Counters in Bathroom
- Wet room with Tub set inside Shower
- Restoration Hardware Mirrors and Lights
- House of Lights Chandelier
- Tile to Ceiling in Shower
- Linear Shower Drain
- Low Profile Toilet
- Frameless Shower Enclosure

## *Secondary Bedrooms & En Suite Baths*

- Marble Flooring and Counters
- Low Profile Toilets
- Linear Shower Drains
- Frameless Shower Enclosures
- Tile to Ceiling in Shower
- Reduced Sound Vents



**CARPENTER | KESSEL**  
REAL ESTATE ADVISORY TEAM

**COMPASS**



**COASTAL**  
ESTATE TEAM



## Study

- Built-Ins with Bench, Desk and Shelving

## Laundry Room

- LG Washer & Steam Dryer
- Abundant Cabinetry and Deep Sink
- Marble Flooring

## Balcony

- Electric Roll down Storm Shutters provide protection for Balcony Furniture
- Glass Balcony Panels preserve Stunning Ocean Vistas
- Plumbed for Future Summer Kitchen

## Garages

- Two Separate Garage Areas totalling 3 Garage Spaces
- Private Two Car Garage Under Building with Private Garage Door
- Additional Oversized Single Garage in Detached Building with Ceiling Mounted Storage Racks and Pedestrian Door Access in addition to Overhead Door

## Amenities

- Private Beach Access with Stairs
- Heated Pool with Spa
- Gym with Equipment Including Treadmill and Recreational Ping Pong
- Guest Parking
- Royal Palms at Complex Entrance





FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 2745 N Hwy A1A #501, Indialantic, FL			
Home Warranty: Yes <input type="radio"/> No <input checked="" type="radio"/>		If yes, Company   Number:	
Lawn Service   Number: HOA		Pool Company   Number: HOA	
Pest Company   Number: HOA		Termite Company   Number: HOA	Transferable Bond: Yes <input type="radio"/> No <input checked="" type="radio"/>

Utility Information

Trash Pick-Up Days		Trash: TRASH CLUTE		Yard:		Recycle:	
Approximate Utility Cost Per Month: \$110 - \$230		Electric:		Gas: HOA		Water: HOA	
Water Source: City Water <input checked="" type="radio"/> Well <input type="radio"/>		Sprinkler System Runs On: Well <input type="radio"/> City <input type="radio"/> Reclaimed <input type="radio"/>		n/a			
Plumbing Source: Sewer <input checked="" type="radio"/> Septic <input type="radio"/>		Septic Location: N/A					

Property Specifics

Roof Age: 2024		Heating & A/C System Age: 2024		Water Heater Age: 2024	
Water Depth at Dock: N/A		Waterfront Footage: 30ft (un-d)		Type of Fencing: N/A	
Type of Flooring: European OAK			Type of Countertops: Quartz		
Property Features   Updates   Year:					

Are You Providing a Copy of:

Wind Mitigation: Yes <input type="radio"/> No <input checked="" type="radio"/>		Four-Point Inspection: Yes <input type="radio"/> No <input checked="" type="radio"/>		Survey: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Insurance Declaration Page: Yes <input type="radio"/> No <input checked="" type="radio"/>		Approximate Insurance Cost Per Year:			

Seller 1 Signature: Melodie White Date: 1-23-25

Seller 2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Excluded Light Fixtures

*Living Room*



*Florida Room*



*Powder Room*



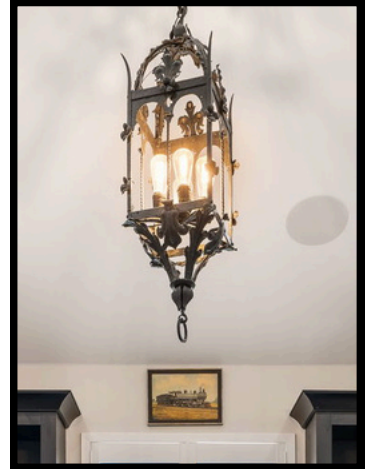
*Primary Bedroom*



*N. Guest Bath*



*Study*



*Pink Bedroom*

