

# Buyer Info Packet

517 Eleuthera Ln  
Indian Harbour Beach FL, 32937

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# COMPASS



## Seller's Property Disclosure – Residential

**Notice to Licensee and Seller:** Only the Seller should fill out this form.

**Notice to Seller:** Florida law<sup>1</sup> requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

**Notice to Buyer:** The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

**Seller** makes the following disclosure regarding the property described as: 517 Eleuthera Lane, Indian Harbour Beach, FL 32937 (the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? \_\_\_\_\_)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>1. Structures; Systems; Appliances</b>			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
<b>2. Termites; Other Wood-Destroying Organisms; Pests</b>			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
<b>3. Water Intrusion; Drainage; Flooding</b>			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: <u>Zoned AF and X</u>			

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller DJAWA acknowledge receipt of a copy of this page, which is Page 1 of 4  
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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>4. Plumbing</b>			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: <u>4(c) whole house water treatment system</u>			

<b>5. Roof and Roof-Related Items</b>			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is _____ years OR date installed <u>2009</u>			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>6. Pools; Hot Tubs; Spas</b>			
<b>Note:</b> Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input checked="" type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>7. Sinkholes</b>			
<b>Note:</b> When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>8. Homeowners' Association Restrictions; Boundaries; Access Roads</b>			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) <b>Notice to Buyer:</b> If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____ _____			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____ _____			
<b>9. Environmental</b>			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____ _____			
<b>10. Governmental, Claims and Litigation</b>			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer (\_\_\_\_) (\_\_\_\_) and Seller DJAWA acknowledge receipt of a copy of this page, which is Page 3 of 4  
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- (f) Are there any zoning violations or nonconforming uses?
- (g) Are there any zoning restrictions affecting improvements or replacement of the Property?
- (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?
- (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?
- (j) Are any improvements located below the base flood elevation?
- (k) Have any improvements been constructed in violation of applicable local flood guidelines?
- (l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?
- (m) Are there any active permits on the Property that have not been closed by a final inspection?
- (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?
- (o) If any answer to questions 10(a) - 10(n) is yes, please explain: \_\_\_\_\_

**11. Foreign Investment in Real Property Tax Act ("FIRPTA")**

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?     
**If yes, Buyer and Seller should seek legal and tax advice regarding compliance.**

12.  (If checked) **Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

**Seller** represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

**Seller:** Daniel J. Akins / Daniel J. Akins Date: 02/22/2026  
 (signature) (print)

**Seller:** Luzmila Akins / Luzmila Akins Date: 02/22/2026  
 (signature) (print)

**Buyer** acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
 (signature) (print)

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
 (signature) (print)

**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, The Akins Family Trust Dated April 28, 2023, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 517 Eleuthera Lane, Indian Harbour Beach, FL 32937

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: Daniel J. Akins

Date: 02/22/2026

Seller: Luzmila Akins

Date: 02/22/2026

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

# COMPASS

## Comprehensive Rider to the Residential Contract For Sale And Purchase

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



When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

\_\_\_\_\_ THE AKINS FAMILY TRUST DATED APRIL 28, 2023 \_\_\_\_\_ (SELLER)  
and \_\_\_\_\_ (BUYER)  
concerning the Property described as 517 Eleuthera Lane, Indian Harbour Beach, FL 32937

Buyer's Initials \_\_\_\_\_ Seller's Initials DJA LA

### B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

#### PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Harbour Isles Community (VOLUNTARY HOA)  
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 25.00 PER year. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ \_\_\_\_\_ PER \_\_\_\_\_.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ \_\_\_\_\_ PER \_\_\_\_\_.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE \_\_\_\_\_ BUYER \_\_\_\_\_

DATE \_\_\_\_\_ BUYER \_\_\_\_\_

**B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)**

**PART B.**

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

**1. APPROVAL:** The Association's approval of Buyer (**CHECK ONE**):  is  is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than \_\_\_\_\_ (if left blank, then 5) days prior to Closing. Within \_\_\_\_\_ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

**2. PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**

(a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:

\$ _____	per _____	for _____	to _____
\$ _____	per _____	for _____	to _____
\$ _____	per _____	for _____	to _____
\$ _____	per _____	for _____	to _____

(b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (**CHECK ONE**):  Buyer  Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**

(c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

**The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:**

_____	_____
<b>Contact Person</b> _____	<b>Contact person</b> _____
<b>Phone</b> _____	<b>Phone</b> _____
<b>Email</b> _____	<b>Email</b> _____

**Additional contact information can be found on the Association's website, which is:**

**www.** \_\_\_\_\_

**517 ELEUTHERA LANE**

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## **PROPERTY FEATURES**

### **Miscellaneous**

- Poured Concrete House – Poured concrete floors/walls at both 1<sup>st</sup> and 2<sup>nd</sup> floors
- House built on pilings 30 to 40 ft
- Metal roof 2009
- Hurricane rated windows and doors
- Reinforced double sea wall
- Closed Cell attic insulation for higher thermal efficiency
- Natural Gas: gas water heater, two fire pits, generator, gas grill in kitchen and summer kitchen
  - 24KW Generac whole home backup generator
  - Gas water heater with recirculating system for instant hot water anywhere in the house
- Whole home water conditioning system
- Front and back yard multicolor LED automated landscape lighting
- Low Maintenance artificial turf and landscaping with automated drip line watering for flower beds
- Unifi whole home wireless and wired networking
- Control4 whole home automation – lighting, fans, cameras, AC, locks, pool control, multi-zone audio and video distribution, and landscape lighting,
- RV Parking area with 50-amp circuit and ground is reinforced for future paver installation to support a motor coach from the street to storage behind gate

### **Front Yard**

- Custom stone water feature with autofill and holiday lighting outlets in all landscaping beds
- Contemporary concrete paver driveway w/ pebble infill

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## **PROPERTY FEATURES**

### **Back Yard**

- Summer kitchen includes custom concrete counter tops, durable Trex composite siding, natural gas Blaze marine grade stainless steel grill, Blaze outdoor beverage fridge, storage drawers and garage/recycle bins.
- Space to accommodate an XL Big Green Egg.
- Gas Firepit on back porch
- Pool & Spa with color LED lighting and gas heated spa
- Holiday lighting outlets for all palm trees
- Timber Tech composite decking with stainless steel railings and travertine pavers

### **Boat Dock**

- 20,000 lb. boat lift with remote and outlet for boat trickle charger and dual water spigots for dedicated engine flushing
- Power Pedestal with 20-amp (112V), 30-amp (125V), and 50-amp (125/250V) power; dual water spigots
- Up to a 32 ft boat length supported
- Gas firepit on dock
- Step down kayak launch area

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## PROPERTY FEATURES

### 1<sup>st</sup> Floor Rooms

#### Foyer

- 20 ft high entrance with transom windows

#### Kitchen

- Dacor 30" Stainless Steel combo Convection Microwave/Convection Oven with steam assist
- Dacor 18" Stainless Steel Freezer Column, w/ Icemaker
- Dacor 30" Stainless Steel Refrigerator Column, internal water dispenser, remote view cameras
- Dacor 24" Stainless Steel Dishwasher
- Dacor 48" Stainless Steel Gas Range top, 6 dual stacked sealed Burners, Electric griddle
- StarMark Full Extension Dovetail Soft Close Custom Wood Cabinetry
- Prep sink on island
- Cambria Quartz island is one slab (no seams) with waterfall

#### Dining Area with Wet Bar

- True 24" stainless steel glass door refrigerator
- True Undercounter 24" stainless steel dual zone wine fridge
- True 15-inch Stainless steel clear ice machine, 28-pounds storage capacity, produces up to 70-pounds of ice per day
- StarMark full extension dovetail soft close cabinetry with Cambria Quartz bar with sink and custom wood shelving bottle display

#### Pantry / Mudroom

- Dacor 30" stainless steel steam assist, single freestanding oven
- Stainless steel prep sink
- Built-in refrigerator space equipped with its own water supply line
- Starmark full extension dovetailed soft close cabinetry providing ample storage
- Mudroom seating, hooks, drawers and shelving

**517 ELEUTHERA LANE**

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## **PROPERTY FEATURES**

### **Living Room**

- Wired for surround sound with remote av equipment for a clean presentation.

### **Game Room**

- Wired for surround sound with remote video and audio equipment closet

### **1<sup>st</sup> Floor Multi-Generational Suite**

- Dedicated entrance to suite from front porch
- Walk in closet
- Curb less shower entrance for easy entry
- Extra wide door clearance
- Setup for mini kitchen
- Plumbed for stackable washer/dryer

### **Garage**

- Oversized 3 car garage
- 10' 8" height
  
- 8ft garage door clearance at both bays
- Plumbed for commercial sized ice maker

### **Pool Bath**

- Has a 2<sup>nd</sup> shower head lower to floor to bath pets

**PROPERTY FEATURES**

**2<sup>nd</sup> Floor Rooms**

**Master Suite**

- Balcony Access for both the Front and Back balconies, where the back balcony is private to master suite
- Spacious His and Hers walk in closets
- Closet #1 has coffee bar w/ granite countertop and space for a mini fridge
- Large master room with corner-to-corner windows
- In-Ceiling speakers in master bedroom and master suite for both music and tv audio together or separately
- Ample storage in master bath with banks of drawers

**Office / Den**

- Plumbing available for a wet bar or sink in flex room

**5 Ensuite Bedrooms**

- 1 on the first floor (Multigenerational Suite)
- 3 on the second floor
- 1 Master Suite on the second floor

Description	Square-Feet
Base Area 1st	2,802
Base Area 2nd	2,842
Garage	864
Open Porch	55
Open Porch	350
Open Porch	350
Open Porch	670
Total Base Area	5,644
Total Sub Area	7,933



PERSONAL PROPERTY INVENTORY

Seller 1: The Akins Family Trust Dated April 28, 2023 Seller 2: \_\_\_\_\_  
 Property Address: 517 Eleuthera Lane, Indian Harbour Beach, FL 32937.

This addendum is referenced in the Contract for Purchase and Sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Make an entry for EACH item.

YES = It's on the property and WILL CONVEY | NO = It's on the property and WILL NOT convey | N/A = It's NOT ON THE PROPERTY and doesn't apply

Item	Yes	No	N/A
Range (Oven & Cooktop): <input checked="" type="checkbox"/> Electric ___ Gas ----- OR -----	X		
Wall Oven(s): <input checked="" type="checkbox"/> Electric ___ Gas ----- AND -----	X		
Cooktop: ___ Electric <input checked="" type="checkbox"/> Gas	X		
Refrigerator with Freezer <u>in kitchen only</u>	X		
Microwave Oven / <u>convection oven</u>	X		
Dishwasher	X		
Disposal <u>2</u>	X		
Water Softener   Purifier <input checked="" type="checkbox"/> Owned ___ Leased	X		
Bar Refrigerator	X		
<del>Separate Refrigerator   Freezer   Stand Alone Ice Maker</del>	X		
Wine Cooler	X		
Compactor			X
Washer		X	
Dryer: <input checked="" type="checkbox"/> Electric ___ Gas		X	
Chandelier/Hanging Lamp Qty <u>3</u>	X		
Ceiling   Paddle Fan Qty <u>11</u>	X		
Sconce(s): Qty <u>2 (interior)</u>	X		
Draperies: Qty <u>All</u> Rods: Qty <u>All</u>	X		
Plantation Shutters: Qty ___			X
Shades   Blinds: Qty <u>All</u>	X		
Mirrors   Location: <u>Bathrooms only</u>	X		
Fireplace(s) Qty ___ ___ Wood Burning ___ Gas ___ Both			X
Boat Lift: Weight <u>20K</u> Davits: <input checked="" type="checkbox"/> Electric ___ Manual	X		
Appliances Leased Describe:			X
<del>Pool Table   Game Table</del> <u>green egg</u> <u>2nd refri. &amp; Commercial ice maker</u>	X		

Item	Yes	No	N/A
Water Heater(s): Qty <u>1</u> <u>Recirculation</u> ___ Tankless <input checked="" type="checkbox"/> Gas ___ Electric <u>system</u>	X		
Generator: <u>whole house</u> ___ Electric ___ Propane <input checked="" type="checkbox"/> Natural Gas	X		
Storm Shutters   Panels: ___ Electric ___ Manual ___ Both			X
Awnings: ___ Electric ___ Manual			X
Propane Tank: ___ Owned ___ Leased			X
Central Vac System   Equip + Accessories			X
Security Gate Remotes(s): Qty ___			X
Garage Door Opener(s): Qty <u>2</u>	X		
Garage Door Remote(s): Qty <u>1</u>	X		
Smart Doorbell	X		
Smart Thermostat(s) Qty <u>2</u>	X		
Summer Kitchen Grill <u>&amp; refrigerator</u>	X		
Pool: <input checked="" type="checkbox"/> Salt ___ Chlorine			
Pool Heater: ___ Gas ___ Elec ___ Solar			X
Hot Tub   Spa: Heated: <input checked="" type="checkbox"/> Yes No <u>gas</u>	X		
Pool Cleaning Equipment	X		
Pool - Child Fence   Barrier			X
Storage Shed			X
<del>Potted Plants   Lawn Ornaments   Fountains</del> <u>front yard</u>	X		X
Intercom <u>2 firepits</u>	X		
TV's: Qty <u>2</u> TV Mounts: Qty <u>6</u>	X		
<del>Security System: ___ Owned ___ Leased</del>			
Cameras: <input checked="" type="checkbox"/> Yes ___ No <u>9</u>	X		
Surround Sound (With Components) Speakers: <input checked="" type="checkbox"/> Yes ___ No <u>builtin only</u>	X		
Satellite Dish   TV Antenna ___ Leased ___ Owned			X
Other   Notes:			

Seller 1: [Signature] Date: 2/23/24 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Seller 2: [Signature] Date: 2026 feb 23 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 517 Eleuthera Lane, Indian Harbour Beach, FL 32937		
Home Warranty: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, Company   Number: —	
Lawn Service   Number: —	Pool Company   Number: —	
Pest Company   Number: Flowers Brt + Pest	Termite Company   Number: A + Pest & Termite	Transferable Bond: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Utility Information

Trash Pick-Up Days TETH	Trash: M	Yard: W	Recycle: W
Approximate Utility Cost Per Month	Electric: \$486	Gas: \$100	Water: \$170
Water Source: <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Well	Heat Source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas		
Plumbing Source: <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Septic	Sprinkler System Runs On: <input checked="" type="checkbox"/> Well <input type="checkbox"/> City <input type="checkbox"/> Reclaimed		
Septic Location: —			

Property Specifics

Roof Age: 17 years old	Heating & A/C System Age: both 7 years old	Water Heater Age: 3 years old
Water Depth at Dock: 3-4'	Waterfront Footage: 100'	Type of Fencing: Vinyl / Alum.
Type of Flooring: tile & engineered wood	Type of Countertops: quartz & laminate	
Property Features   Updates   Year: See attached list for features. Voluntary HOA \$25 per year.		

Are You Providing a Copy of:

Wind Mitigation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Four-Point Inspection: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Survey: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Insurance Declaration Page: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Approximate Insurance Cost Per Year: \$3847	irrelevant & for information purposes only.

Seller 1 Signature: [Signature] Date: 2/25/2026

Seller 2 Signature: [Signature] Date: 2026 02 25



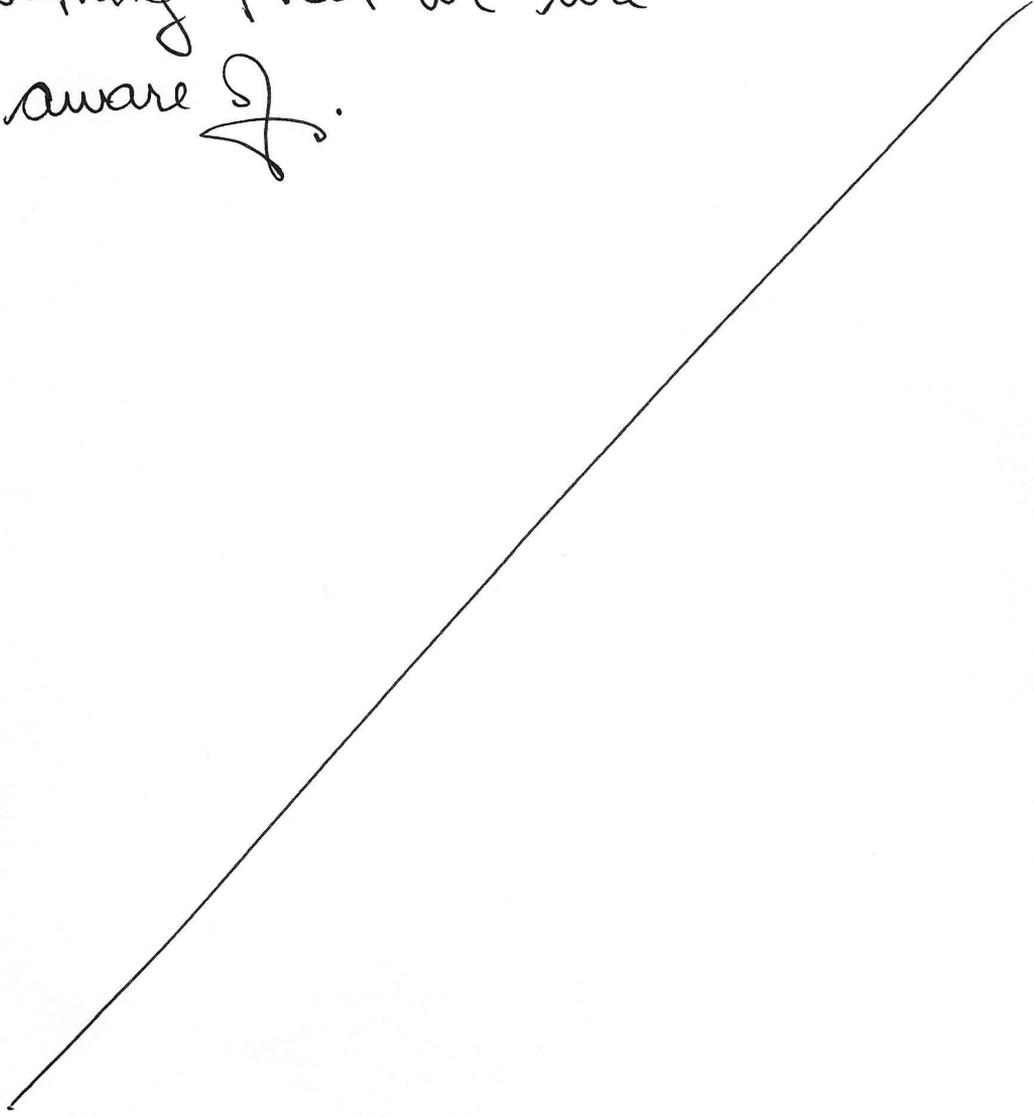
FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Defects

Please list any items on the property that are not working and/or are defective (e.g. pool light does not turn on, ice maker does not work, etc.)

Nothing that we are aware of.



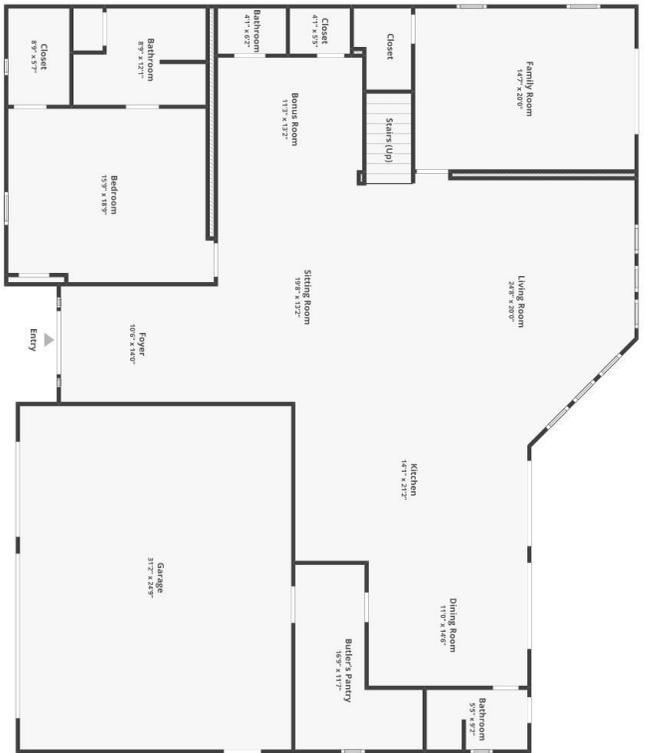
Seller 1 Signature: [Signature]

Date: 2/25/2024

Seller 2 Signature: [Signature]

Date: 2026 02 25

517 Eleuthera Ln, Indian Harbour Beach, FL 32937



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.