

Buyer Info Packet

327 Island Dr, Melbourne Beach, FL 32951

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Seller's Property Disclosure – Residential

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

Notice to Seller: Florida law¹ 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: 327 Island Dr, Melbourne Beach, FL 32951
(the "Property")

The Property is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? 1 week)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(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?	☒	☐	☐
(b) Is seawall, if any, and dockage, if any, structurally sound?	☒	☐	☐
(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?	☒	☐	☐
(d) Does the Property have aluminum wiring other than the primary service line?	☐	☐	☒
(e) Are any of the appliances leased? If yes, which ones: _____	☐	☒	☐
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(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?	☐	☒	☐
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	☐	☒	☐
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	☐	☒	☐
(b) Have past or present drainage or flooding problems affected the Property?	☐	☒	☐
(c) Is any of the Property located in a special flood hazard area?	☐	☒	☐
(d) Is any of the Property located seaward of the coastal construction control line?	☐	☒	☐
(e) Does your lender require flood insurance?	☐	☐	☐
(f) Do you have an elevation certificate? If yes, please attach a copy.	☐	☒	☐
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Seller (Signature) and Buyer (Signature) 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>
4. Plumbing			
(a) What is your drinking water source? ☒ public ☐ private ☐ well ☐ other	☒	☐	☐
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	☒	☐	☐
(c) Do you have a water treatment system?	☐	☒	☐
If yes, is it ☐ owned ☐ leased?			
(d) Do you have a ☐ sewer or ☒ septic system? If septic system, describe the location of each system: <u>LEFT FRONT YARD CLOSE TO MASTER BATH CORNER</u>			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	☐	☒	☐
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	☐	☒	☐
(g) Have there been any plumbing leaks since you have owned the Property?	☐	☒	☐
(h) Are any polybutylene pipes on the Property?	☐	☐	☒
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: <u>Melbourne Beach Flushes lines periodically since Riverside</u> <u>LANDING IS AT THE END OF THE PUBLIC WATER LINE.</u>			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	☒	☐	☐
(b) The age of the roof is _____ years OR date installed <u>2020</u>			
(c) Has the roof ever leaked during your ownership?	☐	☒	☐
(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: <u>ROOF WAS REPLACED</u>			
(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: <u>UPGRADED SOFFIT DONE AFTER ROOF</u> <u>WAS REPLACED</u>			
6. Pools; Hot Tubs; Spas			
Note: 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): ☐ enclosure that meets the pool barrier requirements ☐ approved safety pool cover ☐ required door and window exit alarms ☐ required door locks ☐ none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	☐	☒	☐
7. Sinkholes			
Note: 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?	☐	☒	☐
(b) Has any insurance claim for sinkhole damage been made?	☐	☒	☐
If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no			
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

8. Homeowners' Association Restrictions; Boundaries; Access Roads

- (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.)

Yes **No** **Don't Know**

☒ ☐ ☐

Notice to Buyer: 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.

- (b) Are there any proposed changes to any of the restrictions? ☐ ☒ ☐
- (c) Are any driveways, walls, fences, or other features shared with adjoining landowners? ☐ ☒ ☐
- (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? ☐ ☒ ☐
- (e) Are there boundary line disputes or easements affecting the Property? ☐ ☒ ☐
- (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)? ☐ ☒ ☐
- (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? ☐ yes ☐ no
- (h) Are access roads ☒ private ☐ 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: _____

HOA DOCUMENTS PROVIDED

9. Environmental

- (a) Was the Property built before 1978? ☐ ☒ ☐
If yes, please see Lead-Based Paint Disclosure.
- (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? ☐ ☒ ☐
- (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? ☐ ☒ ☐
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property? ☒ ☐ ☐
- (e) If any answer to questions 9(b) - 9(d) is yes, please explain: Small area of

MANGROVES HAVE EXPANDED TO OUR LOT FROM NEXT DOOR NEIGHBOR'S MANGROVES.

10. Governmental, Claims and Litigation

- (a) Are there any existing, pending or proposed legal or administrative claims affecting the Property? ☐ ☒ ☐
- (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property? ☐ ☒ ☐
- (c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes? ☐ ☒ ☐
- (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? ☐ ☒ ☐
- (e) Have you ever had any claims filed against your homeowner's Insurance policy? ☒ ☐ ☐

Seller EF 083 and Buyer () () 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: Roof Repbe-
ment AND A PRIOR REPAIR WAS A HOI Insurance Claim
- (p) Is the Property located in a historic district? ☐ ☒ ☐
- (q) Is the Seller aware of any restrictions as a result of being located in a historic district? ☐ ☒ ☐
- (r) Are there any active or pending applications or permits with a governing body over the historic district? ☐ ☒ ☐
- (s) Are there any violations of the rules applying to properties in a historic district? ☐ ☒ ☐
- (t) If the answer to 10(q) - 10(s) 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: Edward A Langiotti / Edward A Langiotti Date: 7-11-2026
(signature) (print)

Seller: Patricia L Langiotti / Patricia L Langiotti Date: 7-11-2026
(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)

Seller EF (088) and Buyer () () acknowledge receipt of a copy of this page, which is Page 4 of 4
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ADDENDUM TO
SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL

1. Riverside Landing Streets are privately owned by the HOA. They were seal coated in June of 2026. At some time in the future, the streets will need to be re-paved. The current budget includes a \$100 contribution per unit towards this anticipated future need as part of the annual HOA Assessment. There is no set date for when the pavement will be required.

2. When a shoreline neighbor applied for a building permit to modify his residence, it was discovered that the Riverside Landing HOA Documents did not provide for the construction of any docks, piers, sea walls (or any other such structures) within the HOA Conservation Easement appearing on the subdivision plot plan. The St. John's River Water Management District (SJRWMD) directed the HOA to Amend its documents to reflect that such structures are allowed (since all five of the shoreline lots already had such structures). The shoreline residents who had such structures were directed to apply for what SJRWMD called an "After-the-Fact Permit for Previously Inspected and Approved Rip-Rap Revetment."

The rip-rap revetment (sea wall) on our lot was inspected and approved by the SJRWMD prior to our applying for the After-the-Fact Permit. The HOA modified its documents to allow for the existence and maintenance of such structures. The SJRWMD issued Permit #23904-8 on April 27, 2026. A copy of the SJRWMD letter and the Permit is provided here. This Permit should be transferred to a new owner. There is no fee related to the transfer. SJRWMD personnel are readily available to assist with a transfer request.

Seller:   and Buyer _____

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, Edward A Langiotti Patricia L Langiotti, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 327 Island Dr, Melbourne Beach, FL 32951

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: Edward A Langiotti

Seller: Patricia L. Langiotti

Date: 7-10-26

Date: 7-10-26

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

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:

Edward A Langiotti Patricia L Langiotti (SELLER)
and _____ (BUYER)
concerning the Property described as 327 Island Dr, Melbourne Beach, FL 32951

Buyer's Initials _____

Seller's Initials EL PL

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 Riverside Landing
(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 \$ 1,000 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 _____

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Property Inventory



**COASTAL
ESTATE TEAM**

COMPASS

Owner(s): Edward A Langiotti Patricia L Langiotti

Property Address: 327 Island Dr, Melbourne Beach, FL 32951

Water: City Well

Irrigation: City Well Reclaimed

*If any items below are leased please make a note

Appliances			
Built-In Grill			✓
Built-In Microwave	✓		
Cook Top	✓		
Dishwasher	✓		
Dryer (Electric Gas)	✓		
Freezer			✓
Garbage Disposal	✓		
Ice Maker in refrigerator			✓
Range/Oven (Electric Gas)	✓		✓
Refrigerator - Kitchen	✓		
Refrigerator - Secondary Full Size	✓		
Trash Compactor			✓
Undercounter Refrigerator			
Wall Oven 2	✓		
Washer	✓		
Wine / Drink Refrigerator	✓		
Other:			
Cooling / Heating Systems			
Ceiling Fan(s) #	✓		
Central A/C # Heat (Gas Elec)	✓		
Fireplace (Gas Wood Burning)			✓
Water Heater(s) # (Gas Elec)	✓		
Window A/C #			✓
Other:			
Home Systems			
Central Vacuum			✓
Generator			✓
Intercom			✓
Security System not connected	✓		
Smoke Detector(s) #	✓		
Speaker(s) # Location:			✓
Surround Sound (components)			✓
Surround Sound (wiring)			✓
Water Softener			✓
Other:			
Miscellaneous Interior			
Chandelier(s) # / Hanging Lamp(s) #	✓		
Draperies & Rods	✓		

Sconce(s) #			✓
Shades & Blinds	✓		
Other:			
Garage / Gate / Mailbox			
Garage Door Remote(s) # 2	✓		
Gate Remote(s) #			✓
Mailbox Number Mailbox Key(s) #			✓
Other:			
Pool			
Hot Tub / Spa			✓
Pool (Inground Above Ground)	✓		
Pool Barrier Fence	✓		
Pool Equipment			✓
Pool Pump	✓		
Pool Salt Water System			✓
Pool / Spa Heater (Gas Elec Solar)	✓		
Other:			
Outdoor Systems			
Drinking Water Well / Pump			✓
Irrigation System	✓		
Irrigation Well / Pump	✓		
Landscape Lighting			✓
Propane Gas Tank (Loc:)			✓
Satellite Dish			✓
Other:			
Miscellaneous Outdoor			
Awnings (Elec Manual)			✓
Boat Dock / Boat Lift (lbs.)			✓
Fence	✓		
Lawn / Patio Furniture			✓
Shed(s) #			✓
Storm Shutters / Panels (Elec Manual)	✓		
Summer Kitchen / Barbecue			✓
Other:			
Other Items Not Listed			
Hurricane Kevlar Screens	✓		
2nd Story Wood Deck	✓		

Edward A Langiotti
 Seller Date
 Patricia L. Langiotti 7-12-26
 Seller Date

Buyer Date
 Buyer Date

**DIRECT INTER-COASTAL RIVERFRONT POOL HOME
WITH PRIVATE DEEDED BEACH ACCESS**

327 Island Drive
Melbourne Beach, FL 3295
\$1,950,000.00

Location, location, location. Incomparable direct inter-coastal riverfront pool home was gutted down to bare walls and floors then lovingly renovated from top to bottom with all high end finishes and fixtures. It's move-in ready! The wide open floor plan includes 3,131 sq ft of beautiful, flexible living space w 3 bedrooms on the main floor, plus a separate bonus room that could also be a bedroom. 4 full baths plus 2 half baths. Soaring Ceilings with incredible river views throughout. All new wood-look tile flooring, new tile roof, oversized brick paver driveway, new custom mailbox, pool heater, new AC system, brand new crow's nest (roof-level deck), and a new boulder sea wall for erosion control. And best of all - amazing sunset views throughout this gorgeous home.

The fantastic chef's kitchen is a highlight of the open, split floor plan. High-end stainless steel appliances, large farm style stainless sink, Viking cooktop, French door refrigerator, dishwasher, disposal, double ovens, built in microwave and a wine cooler. 42" solid maple raised panel cabinetry, top-of-the-line granite countertops with tile backsplash. Tons of cabinets - plus a large, walk-in pantry. Kitchen boasts a huge 80" x 32" granite island, storage galore, and lots of raised bar counter space for gathering and entertaining!

Large, open Breakfast room with seamless aquarium type bay window and river view.

Formal Dining Room with 15-light chandelier, high, tray ceiling, and circle top windows than can extend into open space to accommodate a large DR table.

3 main floor BRs – each with its own private full bath, plus two additional half baths. All bathrooms upgraded with high-end Italian marble tile, and custom vanities and mirrors. Beautiful, oversized hallway guest half bath has stained glass window and custom vanity with raised bowl sink.

Master BR (19.5' x 14.5') is on the main floor, with tray ceiling, 2 walk-in closets and slider to the lanai/pool. Remote controlled ceiling fan. New carpet. Gorgeous master bath with double raised panel, Italian marble vanities, giant soaking tub and large shower with seamless glass surround. Separate toilet room with stained glass window.

BR 2 (13' x 14' 4") with walk-in closet and full bath. Large enough for a king-sized guest suite or second master. Remote controlled ceiling fan. New carpet.

BR 3 (11 x 13) high, sloped ceiling, with full bath. Remote controlled ceiling fan. Tile floor.

Very large, open Living Room with high ceilings, rounded wall, triple sliders w transom window above. Opens to lanai. Remote controlled ceiling fan. Gorgeous river and sunset views.

Large, open Family Room (22'-4" x 16') with huge, circle top picture window and gorgeous view of the river. Remote controlled sun screen on the exterior. You will enjoy bright light, colorful sunsets, lots of wildlife and birds with unobstructed views throughout this home.

Bonus Room is a separate space on upper level above the garage. Full bath plus an efficiency kitchen (sink, cabinets, microwave and refrigerator). Lots of options for this space! Great extra guest suite, mother-in-law quarters, bedroom/living space for adult child living at home, office, craft room, or man-cave. Tile floor. Bonus room has separate entry from garage.

Front entry has beautiful hurricane rated leaded glass double doors with travertine front porch flooring.

All outdoor ceilings have been upgraded with low-maintenance tongue and groove solid vinyl. Soffits have also been upgraded.

Oversized 2-car garage has custom, built-in solid wood cabinets and new epoxy floor.

Brick paver lanai with outside shower and separate cabana bathroom. Plenty of room for seating. Large heated pool with full screen enclosure. Brand new Crow's Nest (pressure treated lumber) at roof height for enjoying expanded views up and down the river.

Home is fully hurricane protected – Impact rated windows, accordion shutters on N and S sides of house, and the entire lanai (and all windows and sliders that open onto the lanai) are protected by remote controlled Kevlar screens. No need to move anything inside! These Kevlar screens can also function as sun screens or privacy shades.

Window treatments: Front of house has custom Plantation Shutters. Rear and sides have custom vertical shades and blinds. All new!

One of only five shoreline homes in Riverside Landing, an ocean-to-river community located on the barrier island, with deeded, private beach access (with shower) plus a community fishing pier complete with sandy beach and free kayak/canoe storage. Great, friendly neighbors. You will love watching the fish jump, seeing dolphins, manatees, sea otters, and stingrays - and you can canoe or kayak right from your own back yard, or walk to the beach to watch sea turtles nesting.

Landscaping was updated to include a raised bed featuring a large Canary Island Date Palm tree and colorful pots.

Concrete block and stucco construction

HOA fee is only \$1,000 per year

Electric Heat

New HVAC with 10 year parts and labor warranty

City Water and on lot Septic that has been carefully maintained

Property Information


**COASTAL
ESTATE TEAM**
COMPASS
Property Address: 327 Island Dr, Melbourne Beach, FL 32951

Utility Information

Water: <u>CITY OF MELBOURNE</u>	Phone: <u>321-608-7100</u>
Gas/Propane: _____	Phone: _____
Cable: <u>Spectrum</u>	Phone: <u>888-406-7063</u>
Phone: <u>Spectrum</u>	Phone: _____
Internet: <u>Spectrum</u>	Phone: _____
Well: <u>IRRIGATION SYSTEM</u>	Serviced on: <u>as needed</u>
Septic: <u>PENCE</u>	Serviced on: _____
Trash: _____	Pick-up Day: <u>WED/SAT</u>
Recycle: _____	Pick-up Day: <u>WED</u>
	Phone: <u>321-723-6107</u> #tanks: <u>1</u>
	Phone: _____
	Phone: _____

HOA Information

Management Company/Contact: <u>TCB PROPERTY MGT.</u>	Phone: <u>888-542-1555</u>
Website: <u>TCB PROPERTY MANAGEMENT.COM</u>	Email: <u>REINAE@TCB PROPERTY.COM</u>
Dues: _____ Frequency: _____	Phone: _____
Master Association Company/Contact: _____	Email: _____
Website: <u>RIVERSIDE LANDING OF THE SOUTH BEACHES</u>	
Dues: <u>\$1,000</u> Frequency: <u>ANNUAL</u>	
HOA Includes: <u>PIER, PRIVATE DECKED BEACH, STREETS, PONDS, STORM WATER MGT</u>	
Any Special Assessments or Lawsuits Pending: <u>NO</u>	
Do you have the HOA Documents and Financials: <u>YES ATTACHED</u>	
Are you current on your payments: <u>YES</u>	
Does the Association need to approve Buyers: <u>NO</u>	

Miscellaneous Information

Do you have a current survey: NO

Termite Bond (Company): _____ Transferable: _____ Transfer Fee: _____

Alarm System (Company): NEVER ACTIVATED Transferable: _____ Monthly Fee: _____

Liens or open Permits: NONE

Completed Permits, Repairs, or Improvements: SERVING PERMIT #23904-8, VARIOUS PERMITS FOR REPLACING WINDOWS & DOORS & INSTALLING KETLAR SCREENS & HURRICANE SHUTTERS, ROOF

A/C age: 1 YR Roof age: 6 YR Electrical updated: 2016

What Flood Zone is the Property located in: ? WE HAVE FLOOD INSURANCE

Approximate Utilities Cost: Electric 360/mo Gas _____ Water 36/mo

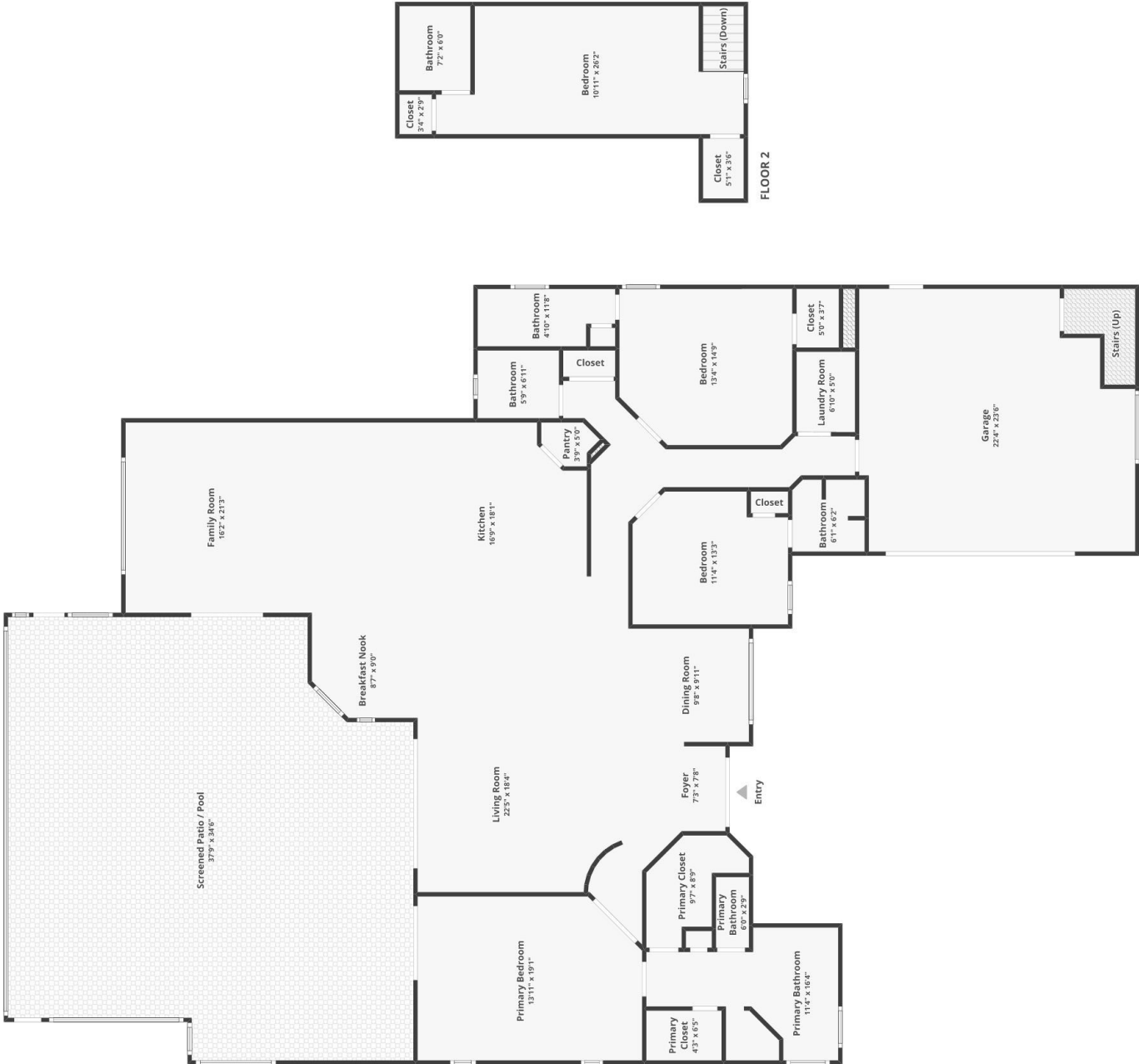
Approximate Insurance Cost Per Year: 7,203/YR Flood \$859 annual

Maintenance Contacts

Lawn: <u>BALAWN SVC RONALDO</u>	Phone: <u>321-480-7714</u>
Pool: <u>SAVE A BUER</u>	Phone: <u>321-757-2808</u>
Irrigation: <u>TOTAL COVERAGE</u>	Phone: <u>321-486-1393</u>
Cleaning: <u>GISELLE TORRES</u>	Phone: <u>321-802-0474</u>
A/C: <u>RIVER AIR RONALDO</u>	Phone: <u>321-301-0607</u>
Pest: <u>HOME TEAM</u>	Phone: <u>321-409-8489</u>

TRANSFERABLE
10 year parts + LABOR WARRANTY

Can be transferred to new owner at this rate



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

ESTIMATE

**Prepared For**

ed langiotti
327 island dr
Melbourne Beach, Fl
(610) 603-0306

Integrity Marine Construction, LLC

5311 Ranch Rd
Cocoa , FL 32927
Phone: (321) 529-4513
Email: jtutty87@gmail.com
Web: www.integrity-marine.com

Estimate # 1554

Date 04/29/2026

Business / Tax # License # CRC:1332681

Description	Total
Install all new pilings for dock	\$0.00
Rock and debris clause in the case we hit a coquina shelf, clay, or concrete debris and need heavy equipment as well as extra labor to install pilings there will be an extra charge 450 to 500 per piling to drill or jackhammer	\$0.00
Frame 120x4 boardwalk using all marine grade lumber and stainless steel hardware	\$0.00
Frame 10x10 platform with all marine grade lumber and stainless steel hardware	\$0.00
Install all new pvc wear decking on dock with stainless steel screws	\$0.00
Permit fees and scheduling deposit survey not included if needed Integrity marine not responsible for cost of survey if needed	\$3,000.00
Complete dock as described materials included in contract price	\$36,000.00

Subtotal	\$39,000.00
Total	\$39,000.00

Notes:**CONTRACT TERMS**

Customer agrees to allow Integrity Marine Construction LLC (IMC) to enter property, furnish materials, and supply equipment and labor necessary to perform work. Customer also agrees to allow IMC to store equipment and job materials on property in agreed upon area until job is complete. No party will interfere with or hinder the performance of any other party.

IMC is not responsible for raising sprinklers up once grade of yard is raised however we do fix the sprinklers if we break any in the process of construction. We are also not responsible for reconnecting plumbing or electrical on docks unless agreed too. If needed, owner agrees to provide a supply of water service and electrical power service to the proposed location of the work.

In regard to fences, homeowners are responsible for putting fences back on property lines if we take them out in order to make tight returns to neighbors (usually we will run our returns just inside the fence line). We reserve the right to determine plant and sod types needed for job completion as required by city, county, or state regulations.

We are not responsible for preexisting conditions including but not limited to cracks, rotted work, failing foundations, failing walls, construction defects, or any other latent defects affecting the work.

Owner is responsible for homeowner association approvals. IMC is not responsible for landscaping other than what is required by city or county regulations for the specified job. Owner also acknowledges the location of the job is considered a construction site and as such will consist of debris being on property until IMC is able to remove it either during or at end of job completion.

All estimates are good for 90 days and could be subject to change with material price increases.

Chapter 558 of Florida Statue Construction Defects is enforceable in this contract. There are no warranties on the work; however we build everything to county and city code and jobs are permitted and inspected by city and county inspectors. We also use all marine grade materials and stainless steel hardware.

Deposits are non-refundable and progress payments are made weekly as work commences.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Autumn Sand

ed langiotti