

Buyer Info Packet

6000 Eaglewalk Ave Cocoa FL 32927

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COMPASS

COMPASS

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

Property Address: 6000 Eaglewalk Ave, Port Saint John, FL 32927

Listing Date: 08/17/2026

Seller Name(s): Doris-Jean Olson Trust dated July 9, 2009

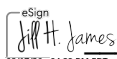
Compass Agent Name: Milly Akins

☐ 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.

 Doris-Jean Olson Trust dated July 9, 2009 08/17/2026
08/17/26 - 04:29 PM EDT
Seller Signature Date

 Milly Akins 08/17/2026
08/17/26 - 06:07 PM EDT
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, Doris-Jean Olson Trust dated July 9, 2009, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 6000 Eaglewalk Ave, Port Saint John, FL 32927

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:  Doris-Jean Olson Trust dated July 9, 2009

Date: 08/17/2026

Seller: _____

Date: _____

Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

6000 EAGLEWALK AVENUE

PORT ST. JOHN, FL 32927

1 Owner home

Roof (main house) installed 2025

Exterior Paint 2025

Septic (front yard) pumped out April 2025

Sprinkler system in place

- has not been used recently
- runs on city water

Plumbed for Solar Panels to heat pool

Shed has power

Pool resurfaced about 10 years ago; fiberglass low maintenance

White vinyl privacy fence 2015

Shutters 2016

Garage opener 2021

HVAC 2024

Cathedral ceilings

Kitchen renovation 2013

- granite countertops
- 2 pantries
- Generous cabinet storage

Interior laundry/utility room

eSign ID: 708dc078-16ea-4e75-91b7-976914b7574f


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PERSONAL PROPERTY INVENTORY

Seller 1: <u>Jill James</u>	Seller 2: _____
Property Address: <u>6000 Eaglewalk Ave Cocoa, FL 32927</u>	

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	Item	Yes	No	N/A
Range (Oven & Cooktop): <u>Electric</u> <u>Gas</u> <u>OR</u>	✓			Water Heater(s): Qty <u>1</u> <u>Tankless</u> <u>Gas</u> <u>Electric</u>	✓		
Wall Oven(s): <u>Electric</u> <u>Gas</u> <u>AND</u>		✓		Generator: <u>Electric</u> <u>Propane</u> <u>Natural Gas</u>		✓	
Cooktop: <u>Electric</u> <u>Gas</u>		✓		Storm Shutters Panels: <u>Electric</u> <u>Manual</u> <u>Both</u>	✓		
Refrigerator with Freezer		✓		Awnings: <u>Electric</u> <u>Manual</u>		✓	
Microwave Oven	✓			Propane Tank: <u>Owned</u> <u>Leased</u>		✓	
Dishwasher	✓			Central Vac System Equip + Accessories		✓	
Disposal	✓			Security Gate Remotes(s): Qty _____		✓	
Water Softener Purifier <u>Owned</u> <u>Leased</u>		✓		Garage Door Opener(s): Qty _____	✓		
Bar Refrigerator		✓		Garage Door Remote(s): Qty _____	✓		
Separate Refrigerator Freezer Stand Alone Ice Maker		✓		Smart Doorbell		✓	
Wine Cooler		✓		Smart Thermostat(s) Qty _____		✓	
Compactor		✓		Summer Kitchen Grill		✓	
Washer		✓		Pool: <u>Salt</u> <u>Chlorine</u>	✓		
Dryer: <u>Electric</u> <u>Gas</u>		✓		Pool Heater: <u>Gas</u> <u>Elec</u> <u>Solar</u>		✓	
Chandelier/Hanging Lamp Qty <u>1</u>	✓			Hot Tub Spa: Heated: Yes No		✓	
Ceiling Paddle Fan Qty <u>5</u>	✓			Pool Cleaning Equipment		✓	
Sconce(s): Qty _____		✓		Pool - Child Fence Barrier		✓	
Draperies: Qty _____ Rods: Qty _____		✓		Storage Shed	✓		
Plantation Shutters: Qty _____		✓		Potted Plants Lawn Ornaments Fountains		✓	
Shades Blinds: Qty <u>8</u>	✓			Intercom		✓	
Mirrors Location: <u>bathrooms / front bed</u>	✓			TV's: Qty _____ TV Mounts: Qty _____		✓	
Fireplace(s) Qty _____ <u>Wood Burning</u> <u>Gas</u> <u>Both</u>		✓		Security System: <u>Owned</u> <u>Leased</u>		✓	
Boat Lift: Weight _____ Davits: <u>Electric</u> <u>Manual</u>		✓		Cameras: <u>Yes</u> <u>No</u>		✓	
Appliances Leased Describe: _____		✓		Surround Sound (With Components) Speakers: <u>Yes</u> <u>No</u>		✓	
Pool Table Game Table		✓		Satellite Dish TV Antenna <u>Leased</u> <u>Owned</u>		✓	
				Other Notes:			

Seller 1: Jill H. James Date: 08/24/2026
08/24/26 - 01:07 PM EDT

Seller 2: _____ Date: _____

Buyer 1: _____ Date: _____

Buyer 2: _____ Date: _____

eSign ID: 708dc078-16ea-4e75-91b7-976914b7574f


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FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 6000 Eaglewalk Ave. Cocoa, FL 32927		
Home Warranty: Yes ☒ No	If yes, Company Number:	
Lawn Service Number:	Pool Company Number: Splashdown Pools (321) 890-4344	
Pest Company Number: Nix Pest Mgmt. (321) 576-0694	Termite Company Number:	Transferable Bond: Yes ☒ No

Utility Information

Trash Pick-Up Days: Tue/Fri	Trash: Tue	Yard: Tue	Recycle:
Approximate Utility Cost Per Month: \$180	Electric:	Gas: \$30	Water: Heat Source: Electric Gas
Water Source: City Water Well	Sprinkler System Runs On: Well City Reclaimed		
Plumbing Source: Sewer Septic	Septic Location: front yard - straight out from front bedroom		

Property Specifics

Roof Age: 9 months	Heating & A/C System Age: 13 months	Water Heater Age:
Water Depth at Dock:	Waterfront Footage:	Type of Fencing: Vinyl
Type of Flooring: Carpet / laminate / tile	Type of Countertops: granite	
Property Features Updates Year: fresh exterior paint Oct '25 w/ new roof new soffits & gutters Oct '25 electricity run to shed new HVAC installed June '25 new garage door opener Jan '22 Septic tank pumped out & inspected 4-22-25 Kitchen updated 2014 hurricane shutters 2016 Blue Dolphin Fiberglass Pool - Jamestown model 12' x 28' x 5'6" refinished in 2018 by GulfStream Pools		

Are You Providing a Copy of:

Wind Mitigation: Yes ☒ No	Four-Point Inspection: X Yes No	Survey: Yes X No
Insurance Declaration Page: Yes ☒ No	Approximate Insurance Cost Per Year: \$4470	

Seller 1 Signature:

Jui James

Date:

8-14-26

Seller 2 Signature:

Date:

eSign ID: 708dc078-16ea-4e75-91b7-976914b7574f

**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.)

pool light doesn't work
Chipped range top

Seller 1 Signature: _____

eSign
Jill H. James
08/24/26 - 01:07 PM EDT

Date: 08/24/2026

Seller 2 Signature: _____

Date: _____

