

# 2741 Newfound Harbor

3 Bedroom 3 Bath 2187 Living sf – Garage 577 sf- .75 Acres

## Driveway & Exterior:

- Electric 40-watt low voltage inground driveway light (dusk to dawn timer)
- Driveway pavers (installed Feb 2021)
- Electric outlets on the front and back of the island in the front yard
- Exterior paint (2024)
- Roof (Dec 2015)
- Gutters & Attic fan
- All impact windows (2017) & hurricane impact garage door (2018)
- Front door with electric storm shutter
- Decorative fireplace (formerly wood-burning) Chimney removed from roof.
- Bahama Shutters are decorative.
- Pool Deck painted Nov 2025

## Outdoor Living:

- Pool enclosure (2016) – 20 x20 Piffer screen, Miami Dade rated stainless steel cage with solar string lights and solar post lights.
- Pool electric heat pump (control in back bedroom)
- Pool solar cover & chlorine pool
- Lawn and pool service every Monday.
- Dog run, garage exit
- Outdoor fans ceiling fans on porch & electric outlet

## Waterfront Amenities:

- Wood Boat Dock with water & electric
- Boat lift (7,000 lb, installed 2018)
- Boat pad (approx. 15ft)
- Water depth suitable for deck boats or pontoon boats
- Average water depth: 2–3 ft (<https://fishing-app.gpsnauticalcharts.com/i-boating-fishing-web-app/fishing-marine-charts-navigation.html#13.32/28.3108/-80.6595/-18.8>)

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## Utilities & Systems:

- Electrical panel replaced 2016. (200 amp)
- Whole house Generac generator (propane, 2 tanks, 118 gallons each, installed 2021) propane tanks are owned.
- Priority 1 for power grid (disabled neighbor)
- Whole house water system (filter & UV)
- Irrigation system (deep 285 ft well, installed 2017) – app controlled.
- Septic pump out (approx. every 2 years, grey & black tank) in front yard.
- All plumbing redone to PEX (runs through attic, 2016)
- Hot water heater (2025)
- Air conditioning (2015 with annual maintenance performed)
- Kitchen appliances (2016)
- FPL On-Call System

## Smart Home & Security:

- Wi-Fi garage door opener (app-controlled)
- Ring Security system.
- Door locks can be rekeyed.

## Interior Features:

- Plantation shutters throughout
- Vinyl flooring throughout
- Updated Kitchen and integrated dishwasher.
- Touchless Kitchen faucet
- Upgraded shower head systems in two of the baths.
- Floor to ceiling tile in all 3 showers
- Seamless glass showers
- Dining room brought up to grade with concrete and tile flooring installed Nov 2025

## Insurance:

- UPC insurance currently \$4,273/year

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## **SEPTIC TO SEWER PROJECT:**

Septic-to-Sewer project area **Sykes Creek – Zone T**. This means that there will be sewer coming to your area that you will be able to connect to! Funding has already been set aside to connect the property to sewer, and therefore your property is not eligible to receive funding for a Septic Upgrade.

You can find updates on your project area here:

<https://www.brevardfl.gov/SaveOurLagoon/SewerProjects>

## **NOTES FROM THE PROJECT MANAGER:**

*Brevard County is bringing vacuum sewer to Horti Point. Vacuum sewer acts like gravity sewer to the connected properties; however, the sewer line is installed in a comparatively shallow trench and wastewater is sucked out of the sewer line to a vacuum pump station. Traditional gravity sewer was impractical for Horti Point due to the narrow right-of-way, coquina rock excavation, and difficulty in dewatering the trench during construction.*

*Connection to the sewer will be mandatory. State Statutes and County Code, require connection to the sewer within 365 days after the sewer is available. In addition to code, grants funding this project must be returned if hook ups do not occur. The current schedule has sewer being fully constructed in the next 18 months.*

*This project is funded by the Save Our Indian River Lagoon half-cent sales tax and Florida Department of Environmental Protection grants. This funding will cover the full construction costs of installing sewer infrastructure within the County Right-of-Way and will not require any assessments or payments from the adjacent property owners. The grant funding will also provide financial assistance to the property owners for expenses in connecting to sewer. Brevard County will notify property owners (via the mailing address listed on Brevard County Property Appraiser) with next steps once the sewer line is available for connection.*

*Sewer fees for connection are as follows: 1-3 bedrooms - \$2,257, 4 bedroom - \$2,610, and 5+ bedrooms - \$2,962.*

If the property owner wants to have the County pay the contractor directly, they must choose one of the following contractors, who have been pre-approved:

Competitive Plumbing (Satellite Beach, FL; [321-243-0363](tel:321-243-0363))

Drain Mechanics (Palm Bay, FL; [321-351-2033](tel:321-351-2033))

Lapin Services (Orlando, FL; [407-598-6206](tel:407-598-6206))

Martinez Construction Services (Merritt Island, FL; [321-349-2000](tel:321-349-2000))

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Meeks Plumbing (Vero Beach, FL; [772-569-2285](tel:772-569-2285))

Roper Plumbing (Merritt Island, FL; [321-504-7867](tel:321-504-7867))

Total Plumbing (Melbourne, FL; [321-684-2833](tel:321-684-2833))

Construction of the new sewer line is estimated to be complete by April. 2027

**Connection will be mandatory.**

No action is needed by the homeowner until the County reaches out with instructions on how to receive financial assistance with connection.

Any licensed plumber can do the work, but only seven (listed above) can be paid directly by the County.

If you would like more information regarding the sewer project areas please contact Anthony Gubler ([Anthony.Gubler@BrevardFL.gov](mailto:Anthony.Gubler@BrevardFL.gov) or [321-350-8409](tel:321-350-8409)) and he will be able to give you specific information on your area!

**Joel Beaudry**

Assoc. Environmental Specialist

Save Our Indian River Lagoon Program

Brevard County Natural Resources Mgmt. Dept.