

Property Features & Recent Improvements

496 North River Oaks Drive | Indialantic, FL

Major Improvements

- **Roof replaced in 2019**
 - Includes a **15-Year Workmanship Warranty** from Total Home Roofing
- **New A/C System installed in 2023**

Protection & Maintenance

- **Active Termite Bond**
 - Preventative subterranean termite bond
 - **Expires in 2029**

Capital Improvements

- Pool Refurbishment (2024)
- Concrete Deck Refurbishment (2024)
- New Bedroom Flooring (2025)
- Garage/House Door Replacement (2025)
- Family Room Flooring (2021)
- Exterior Siding Repair (2021)
- Water Heater / Solar Removal
- PVC? *(Only include if you can verify—it's not shown in what you provided.)*

Peace of Mind

- ✓ Roof replaced in 2019
- ✓ New HVAC in 2023
- ✓ Active termite protection through 2029
- ✓ Significant recent investments in the home