



6954 Turtlemound Road
New Smyrna Beach, FL. 32169

Home Facts:

Home was completely renovated inside and out in 2006

- ✓ Custom Home (3 bedroom, 3 bath, single car garage)
- ✓ Upstairs has 2 bedroom/ 2 baths; downstairs has guest room with full bath
- ✓ Plaster walls with rounded corners
- ✓ Custom crown molding, baseboards, and door trim throughout house
- ✓ All new Copper water piping
- ✓ All new electrical wiring
- ✓ Real Bamboo flooring upstairs
- ✓ Custom wood burning round fireplace upstairs
- ✓ Custom kitchen cabinets with island and granite counter tops, tumbled marble backsplash
- ✓ Stainless appliances (refrigerator, stove, microwave, dishwasher, wine cooler)
- ✓ Surround sound throughout house and outside to decks
- ✓ Downstairs has travertine flooring with dolphin medallions
- ✓ Large laundry room with sink and cabinet storage

- ✓ Downstairs has mini sink and refrigerator in bonus area
- ✓ New air conditioners installed July 2016
- ✓ Large storage closet under stairs
- ✓ All closets have lighting
- ✓ Plantation shutters throughout house
- ✓ Laundry shoot from master bath to laundry room
- ✓ Pest Tubes in walls with charge outlet outside
- ✓ Exterior is finished with hardi board siding and wrap around composite decking and rails
- ✓ Staircase to rooftop deck is powder coated aluminum
- ✓ Roof top deck with beautiful views of intra-coastal waterway and ocean
- ✓ No rust factor as all stainless steel nails, screws, etc. were used on interior and exterior during renovation
- ✓ Hot tub
- ✓ Garage has storage cabinets
- ✓ New aluminum garage door with opener
- ✓ Sprinkler system
- ✓ Dock on intra-coastal with 10 foot deeded easement access
- ✓ Dock maintenance is shared with 2 other neighboring homes (only responsible for ¼ of dock maintenance as stated in deed to dock)
- ✓ Home is not taxed as waterfront property
- ✓ Enclosed kayak stand outside
- ✓ Large driveway accessed from Turtlemound Rd. and Snook Ave.
- ✓ Plenty of storage space
- ✓ Double panes Hurricane windows