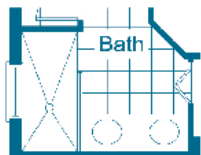


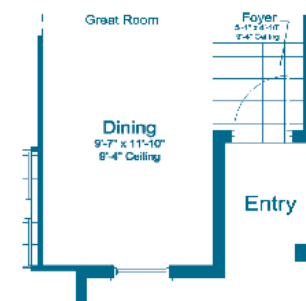
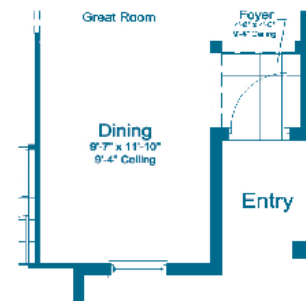
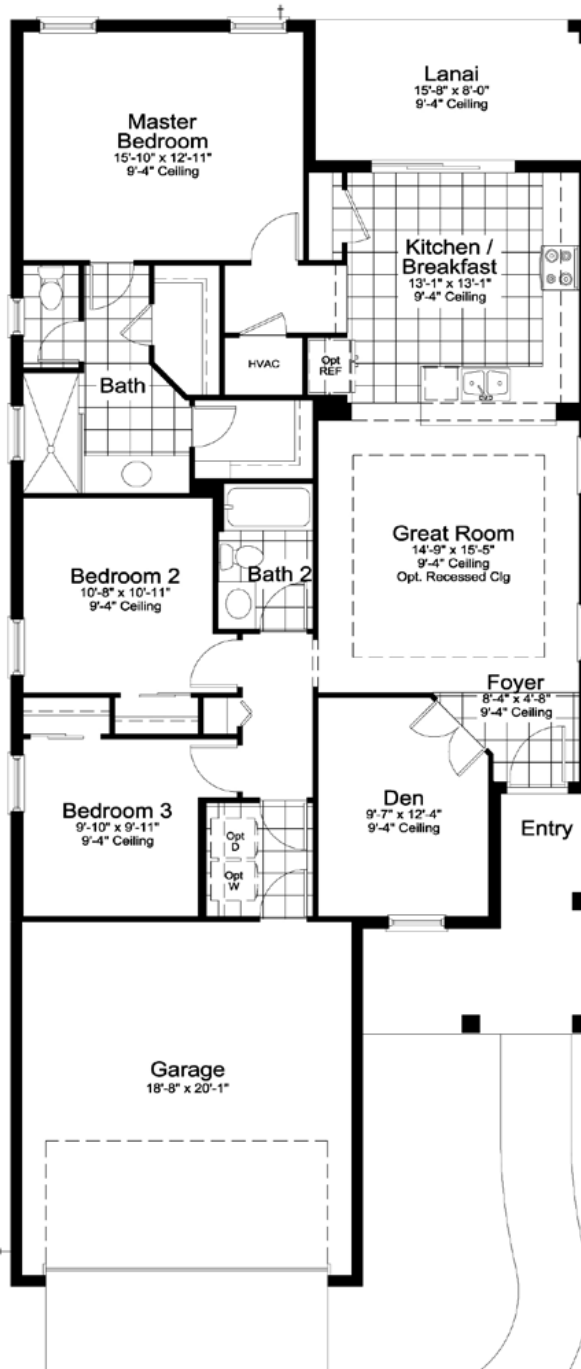
WILDLEAF

NORTH RIVER RANCH





Master Bath DBL Sink Option



ELEVATION C1

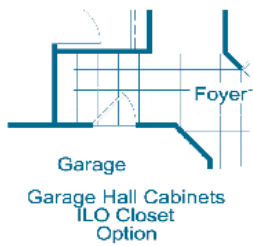
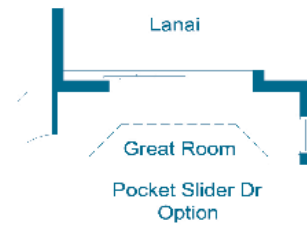
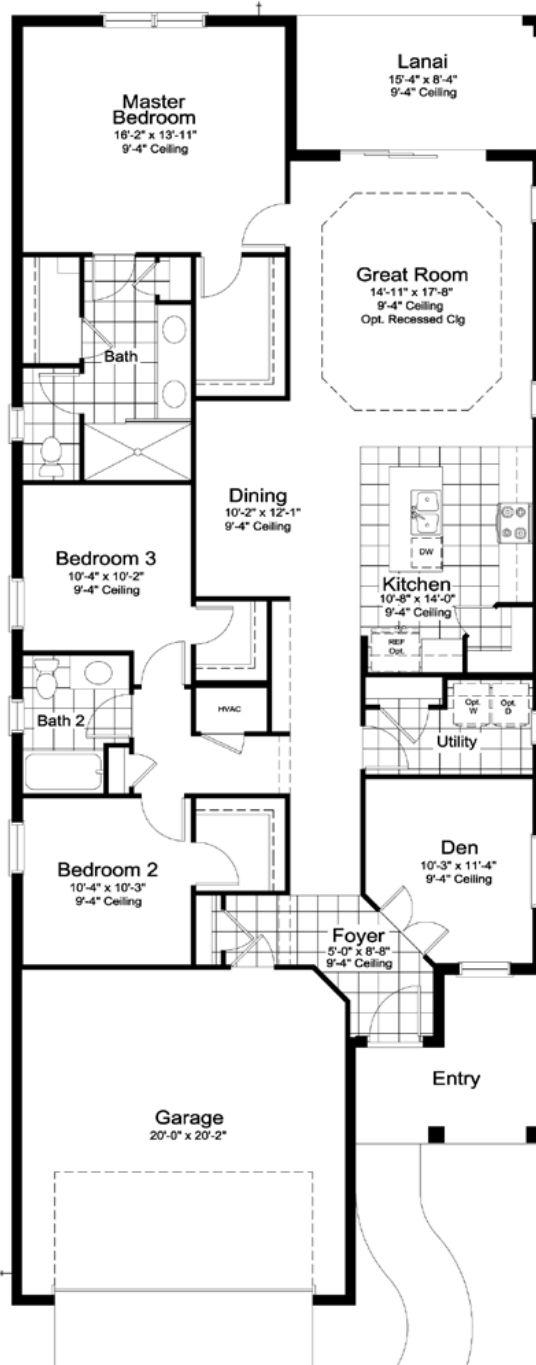
Living	1533 SF
Garage	414 SF
Lanai	125 SF
Entry	118 SF

TOTAL 2190 SF

Entry walkways shown on floorplans and renderings are not representative of the actual layout of the finished sidewalk your specific home may have. Please speak to a sales associate for details.

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Product selections can change at any time due to availability in the current marketplace.



ELEVATION C1

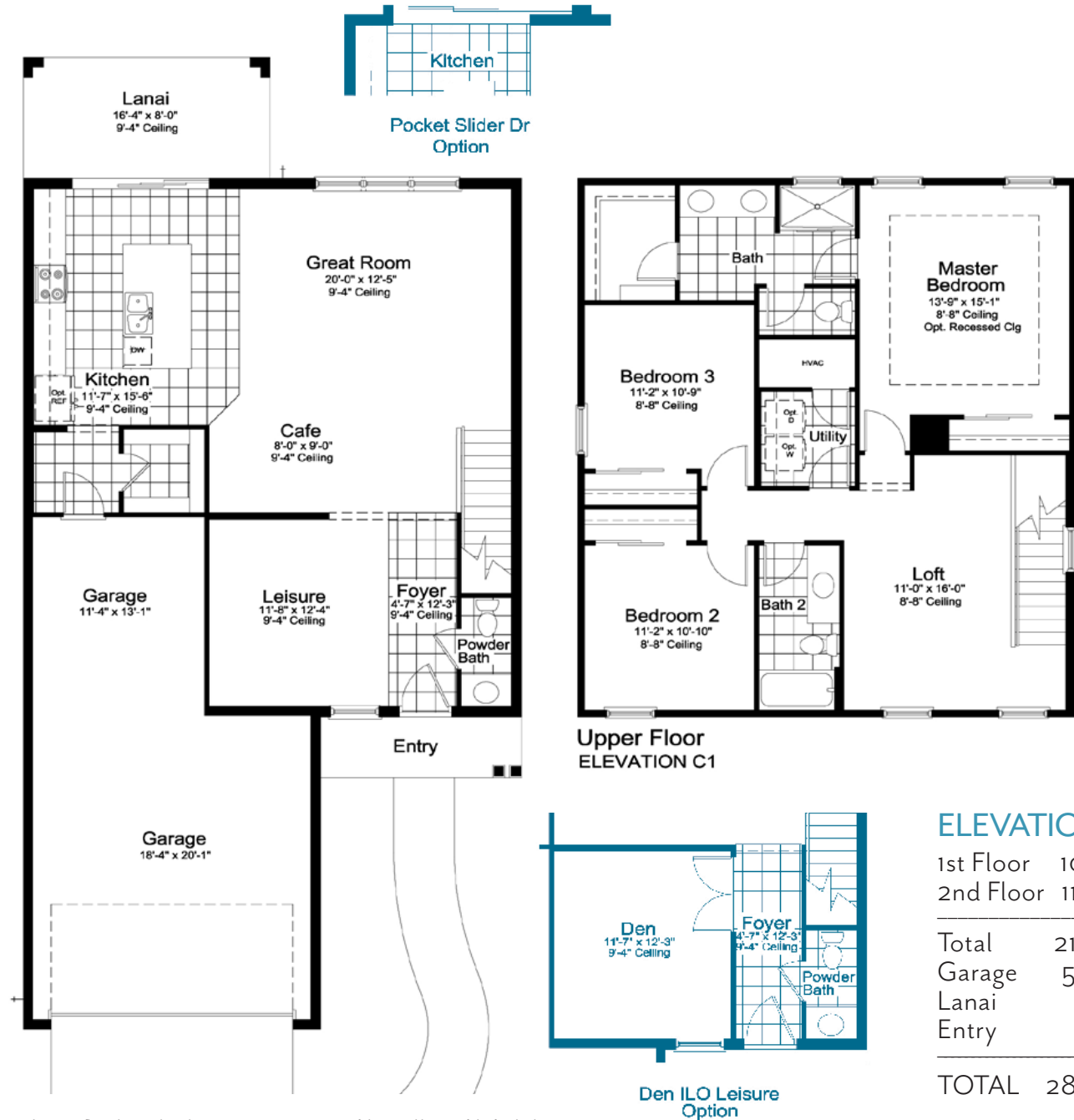
Living	1860 SF
Garage	438 SF
Lanai	128 SF
Entry	98 SF

TOTAL 2524 SF

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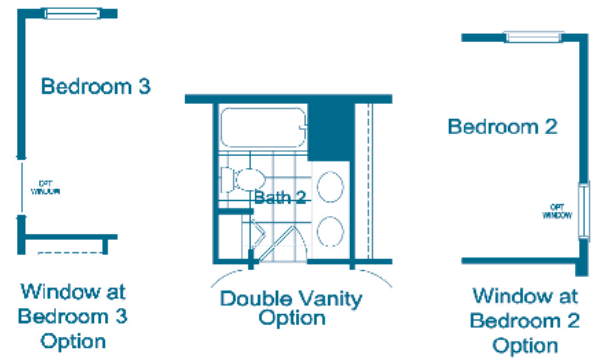
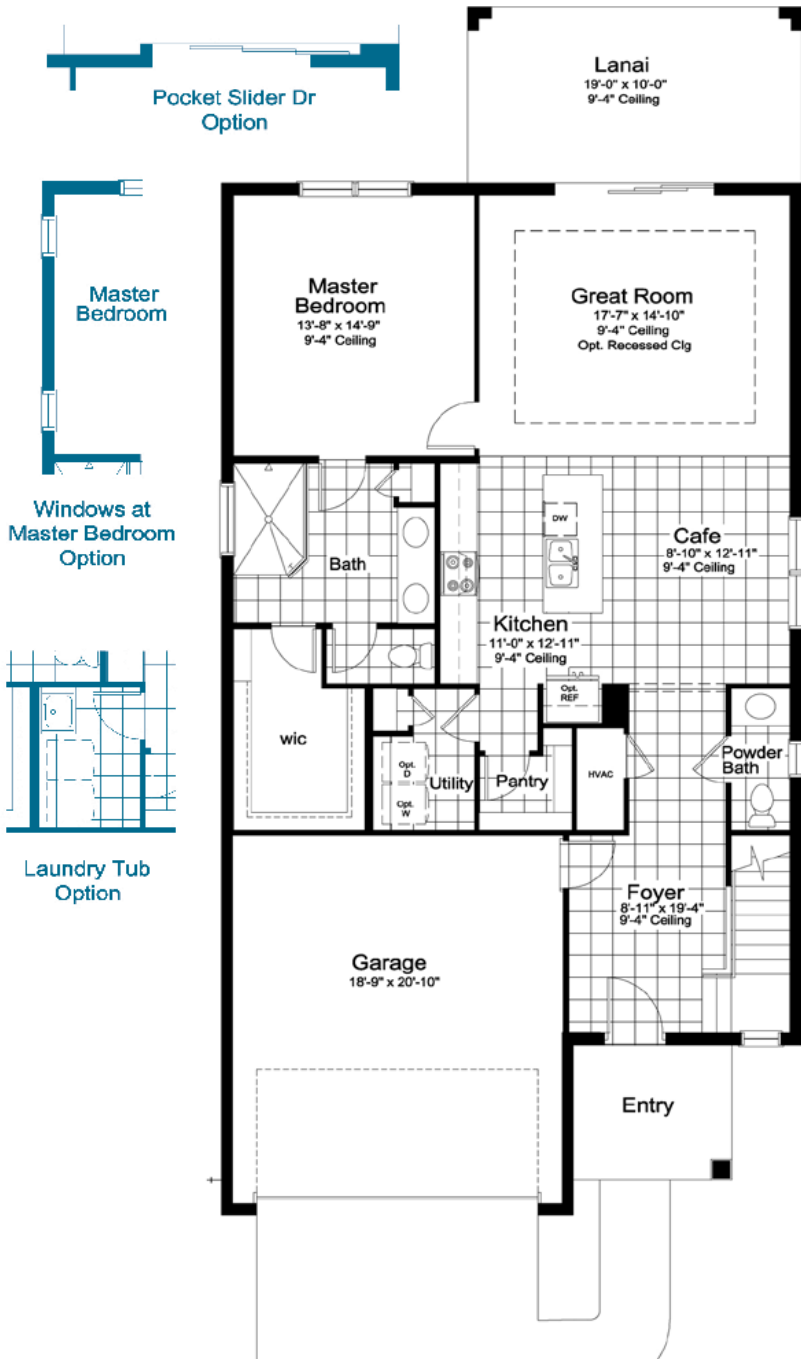
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Upper Floor
ALL ELEVATIONS

ELEVATION C1

1st Floor 1387 SF
2nd Floor 1042 SF

Total 2429 SF
Garage 423 SF
Lanai 190 SF
Entry 70 SF

TOTAL 3112 SF



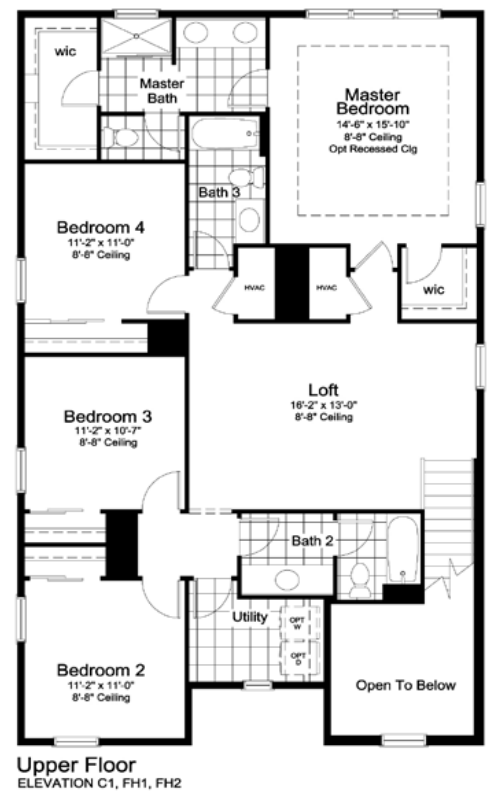
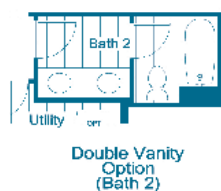
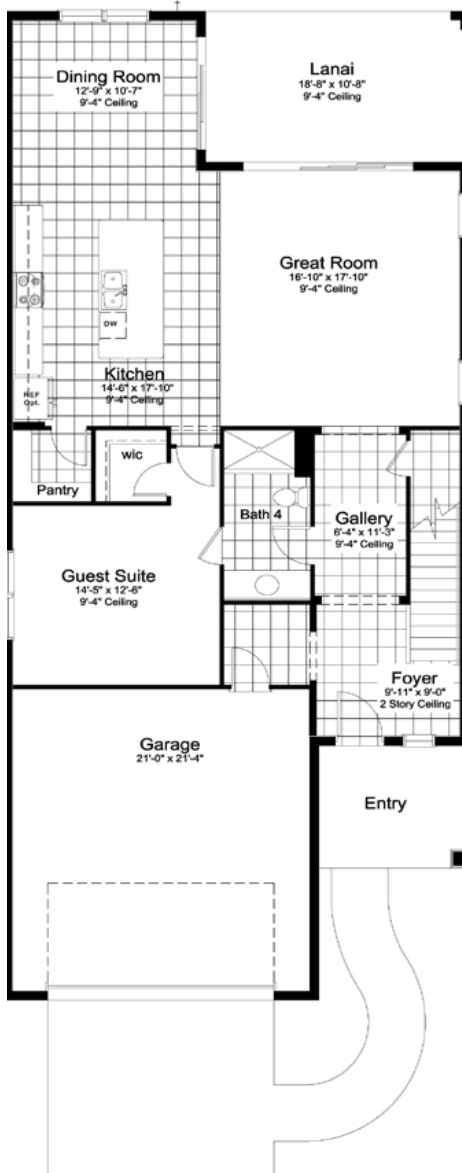
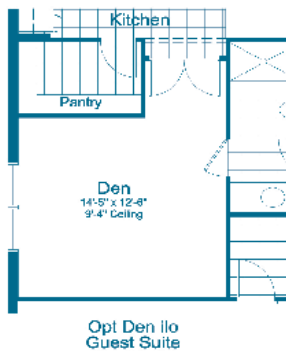
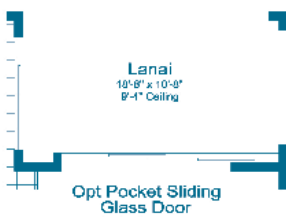
C1



I1



I2



ELEVATION C1

1st Floor 1430 SF
2nd Floor 1526 SF

Total 2956 SF
Garage 489 SF
Lanai 199 SF
Entry 92 SF

TOTAL 3736 SF

Entry walkways shown on floorplans and renderings are not representative of the actual layout of the finished sidewalk your specific home may have. Please speak to a sales associate for details.

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WILDEAF NORTH RIVER RANCH

INCLUDED FEATURES

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 55 years of building award-winning homes
- Over 100 successful communities and over 24,500 homes built
- Dedicated customer care team
- Personalized Neal Design Gallery selection session
- 10 year full structural warranty
- 1, 6 and 11 month warranty service inspections available
- 2 year mechanical warranty
- Highest customer care satisfaction rating

NEIGHBORHOOD FEATURES

- Short walk to retail, grocery and restaurants
- Convenient to I-75 for easy commutes to the major metropolitan areas
- Access to the many amenities of North River Ranch
- Minutes to area schools
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Coastal and Island elevations
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding and accents per plan

LUXURY FEATURES

- Orange peel walls with knock-down ceiling texture
- Classic colonial moldings
- 5-1/4" colonial baseboards
- Colonial windows in select locations
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors

- Professionally landscaped home site including mulch
- Automatic irrigation system
- Spacious closets with ventilated shelving per plan
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan
- Long-lasting 17" ceramic tile floors in foyer, kitchen, baths and utility
- Air-conditioned laundry area with washer/dryer connections
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package
- One year General Electric factory warranty and independent service contract for years two through five (Does not include disposal)
 - Over-the-range microwave
 - Gas range
 - Dishwasher
 - 1/2 HP disposal
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan

LUXURY BATH FEATURES

- Corian white countertops with integral sinks and eased edge in baths
- Ceramic tile walls and glass shower enclosure in master bath per plan
- Elongated white water closet
- Recessed panel wood veneer cabinets with stylish hardware

SMART HOME PACKAGE



- Smart thermostat with Z-wave technology
- Smart entry door deadbolt with Z-wave technology
- Connected HD video doorbell
- Smart hub to connect Z-wave devices
- Structured wiring system including Cat6 phone/data or RG6 cable outlet (choice of five locations)
- One wireless access point prewire

LUXURY BATH FEATURES CONTINUED

- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome single lever faucets
- Water resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White tub in guest bath
- Outside vented exhaust fans in all baths

QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction
- Maintenance-free soffit and fascia
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- CPVC or PEX water lines throughout
- Roof with architectural shingles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

ENERGY SAVING FEATURES

- Vinyl windows with Low-E glass
- Aluminum sliding glass doors
- Natural gas piping per plan
- R-38 ceiling insulation
- Premium fiberglass insulated entry door with weather stripping
- Energy-efficient air conditioning system (SEER rating varies per plan)
- Insulated heating and cooling ductwork
- All air conditioning ductwork 3rd party tested by a Class 1 Energy Rater - certified to be substantially leak free
- Tankless water heater
- Energy efficient lighting per plan

QUALITY ELECTRIC FEATURES

- Decora light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors with battery backup
- Prewired for ceiling fans - choice of three locations
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

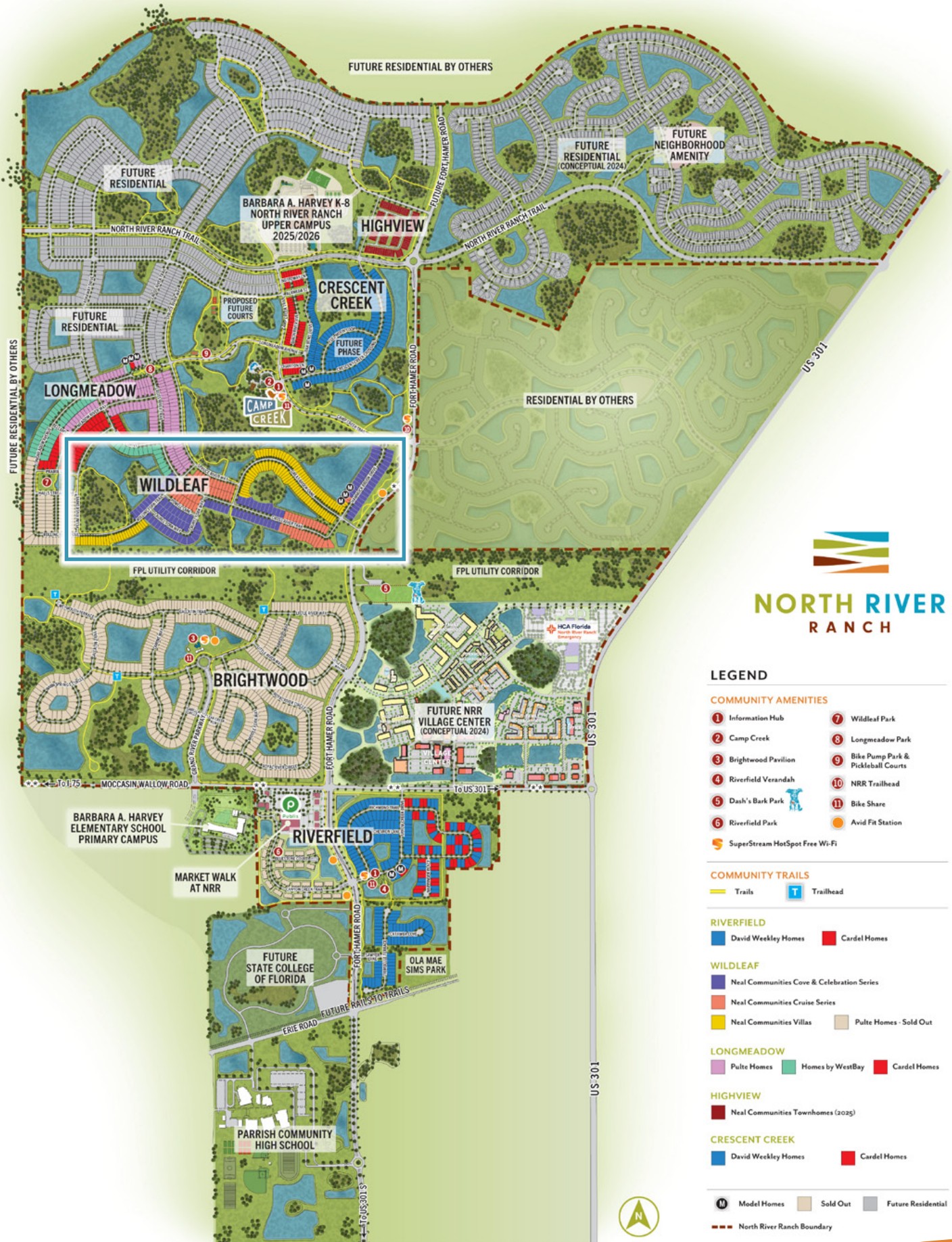


NEAL GREEN HOME FEATURES

NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700*

*Applies to homes permitted after March 1, 2022

MASTER SITE PLAN



**NORTH RIVER
RANCH**

LEGEND

COMMUNITY AMENITIES

- | | |
|--------------------------------|--------------------------------------|
| 1 Information Hub | 7 Wildleaf Park |
| 2 Camp Creek | 8 Longmeadow Park |
| 3 Brightwood Pavilion | 9 Bike Pump Park & Pickleball Courts |
| 4 Riverfield Verandah | 10 NRR Trailhead |
| 5 Dash's Bark Park | 11 Bike Share |
| 6 Riverfield Park | Avid Fit Station |
| SuperStream HotSpot Free Wi-Fi | |

COMMUNITY TRAILS

- | | |
|--------|-----------|
| Trails | Trailhead |
|--------|-----------|

RIVERFIELD

- | | |
|---------------------|--------------|
| David Weekley Homes | Cardel Homes |
|---------------------|--------------|

WILDEAF

- | | |
|--|------------------------|
| Neal Communities Cove & Celebration Series | |
| Neal Communities Cruise Series | |
| Neal Communities Villas | Pulte Homes - Sold Out |

LONGMEADOW

- | | | |
|-------------|------------------|--------------|
| Pulte Homes | Homes by WestBay | Cardel Homes |
|-------------|------------------|--------------|

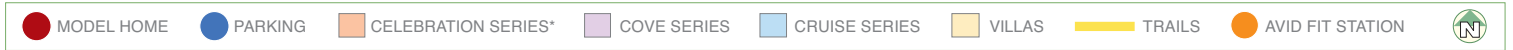
HIGHVIEW

- | |
|-----------------------------------|
| Neal Communities Townhomes (2025) |
|-----------------------------------|

CRESCENT CREEK

- | | |
|---------------------|--------------|
| David Weekley Homes | Cardel Homes |
|---------------------|--------------|

- | | | |
|----------------------------|----------|--------------------|
| M Model Homes | Sold Out | Future Residential |
| North River Ranch Boundary | | |



*PLEASE SEE A SALES ASSOCIATE FOR DETAILS REGARDING THESE HOMESITES



NEALCOMMUNITIES
Where You Live Matters

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