



COVE SERIES

Welcome to Boca Royale



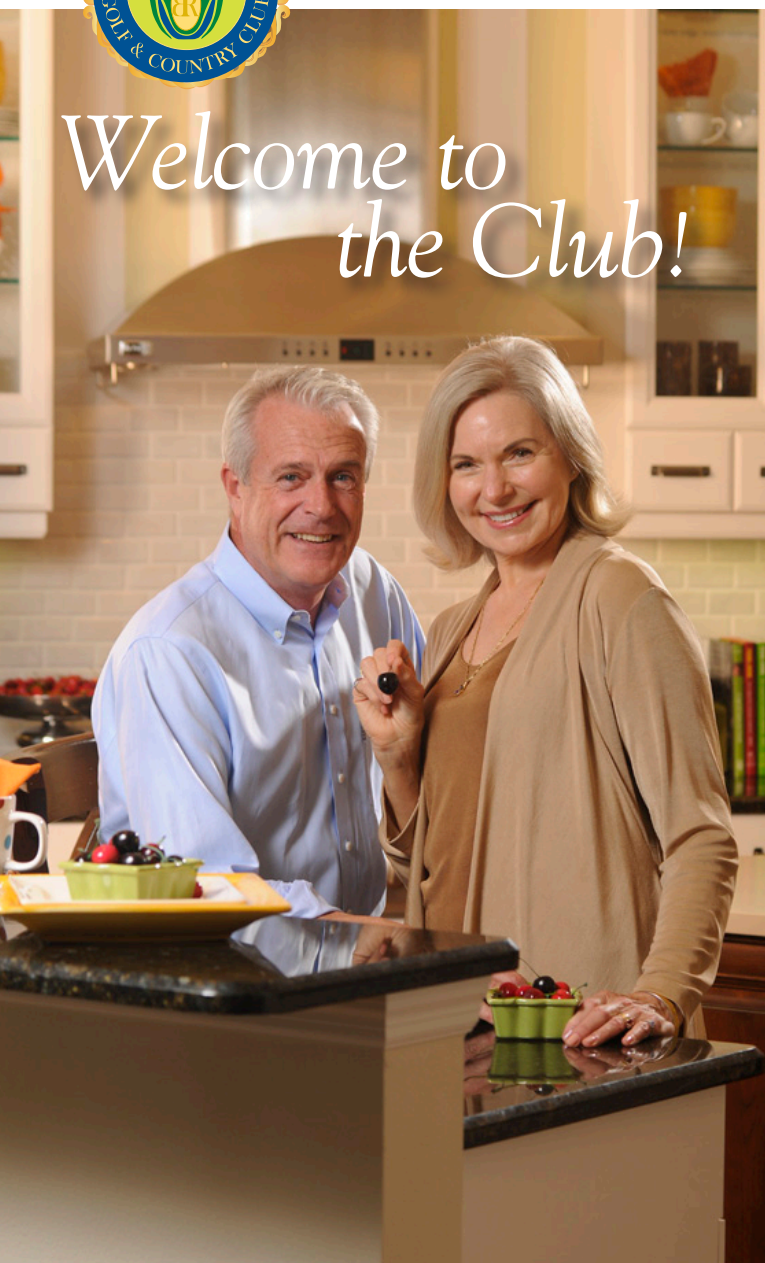
NEALCOMMUNITIES.COM
Where You Live Matters





THE FINEST IN COUNTRY CLUB LIVING...

Welcome to
the Club!



NEALCOMMUNITIES.COM
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FRESH SPRING / COVE SERIES



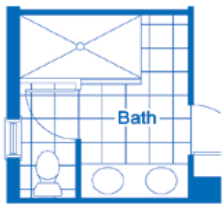
T1



FC3

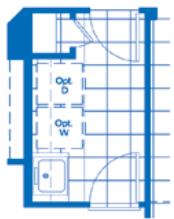


T2



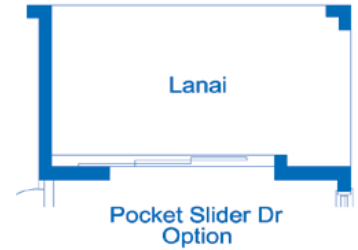
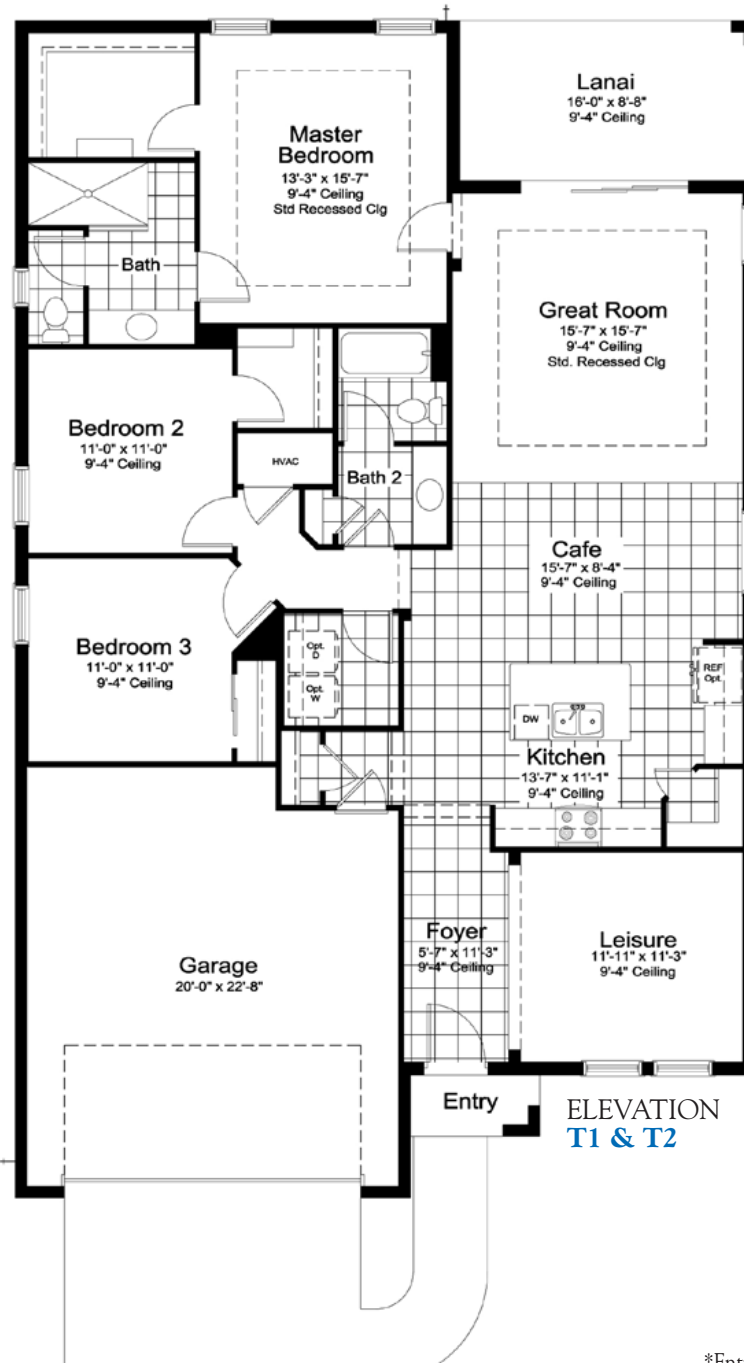
Master Bath Double Sink Option

Not available w/ Master Bath Option

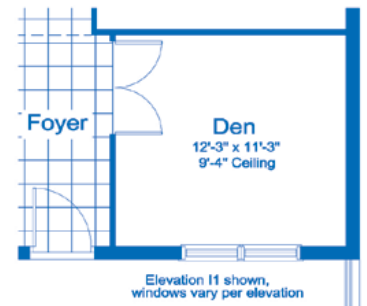


Opt Utility Room

Not available w/ Mud Room Cabinet Option



Lanai
16'-0" x 8'-8"
9'-4" Ceiling



Den
12'-3" x 11'-3"
9'-4" Ceiling

Living	1812 SF
Garage	471 SF
Entry	93 SF
Lanai	139 SF
TOTAL	2515 SF

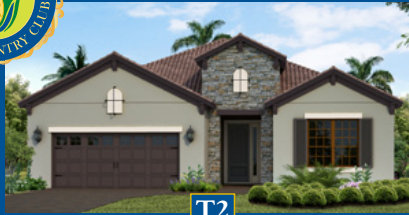
*Entry, windows and square footage may vary per elevation

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EVENTIDE 4 / COVE SERIES



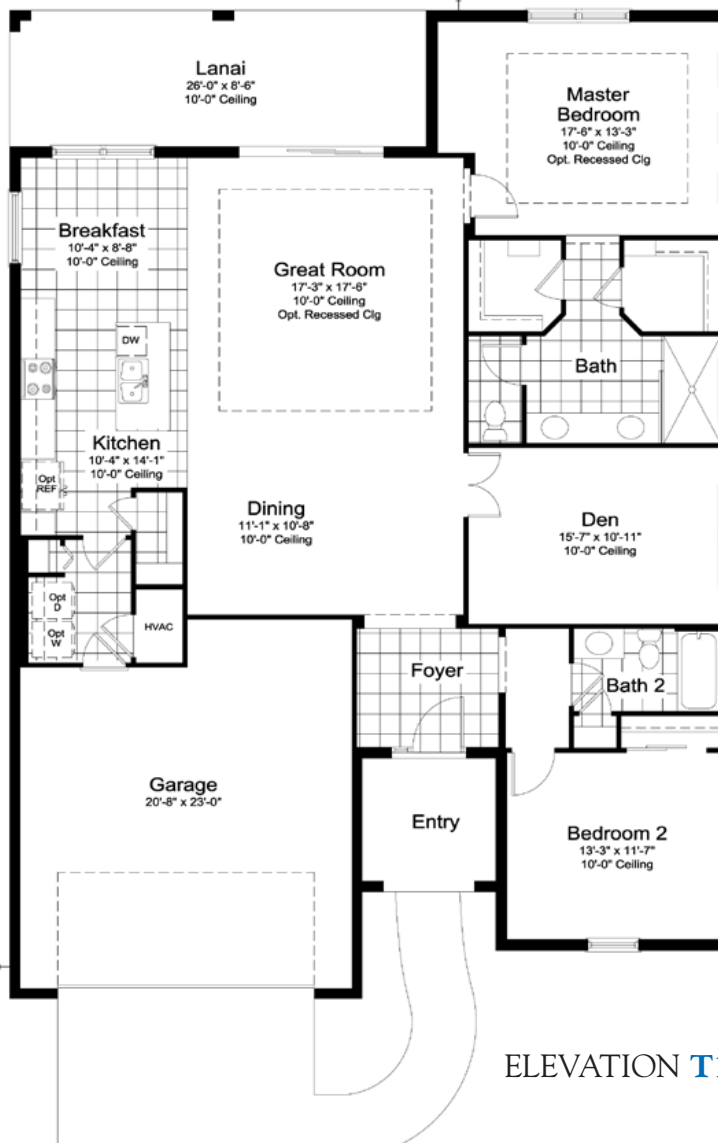
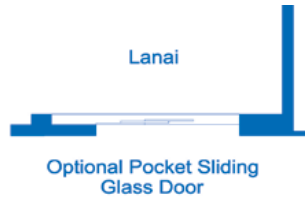
T1



T2



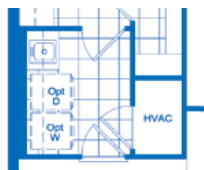
FC1



Bedroom 3 ILO Den Option



Opt Shower ILO Tub



Living	1904 SF
Garage	482 SF
Entry	69 SF
Lanai	231 SF
<hr/>	
TOTAL	2686 SF

ELEVATION **T1**

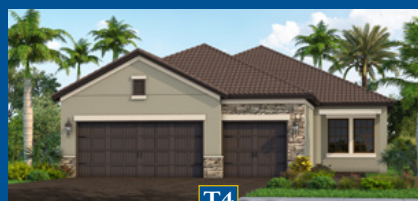
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MEADOW BROOK / COVE SERIES



T3



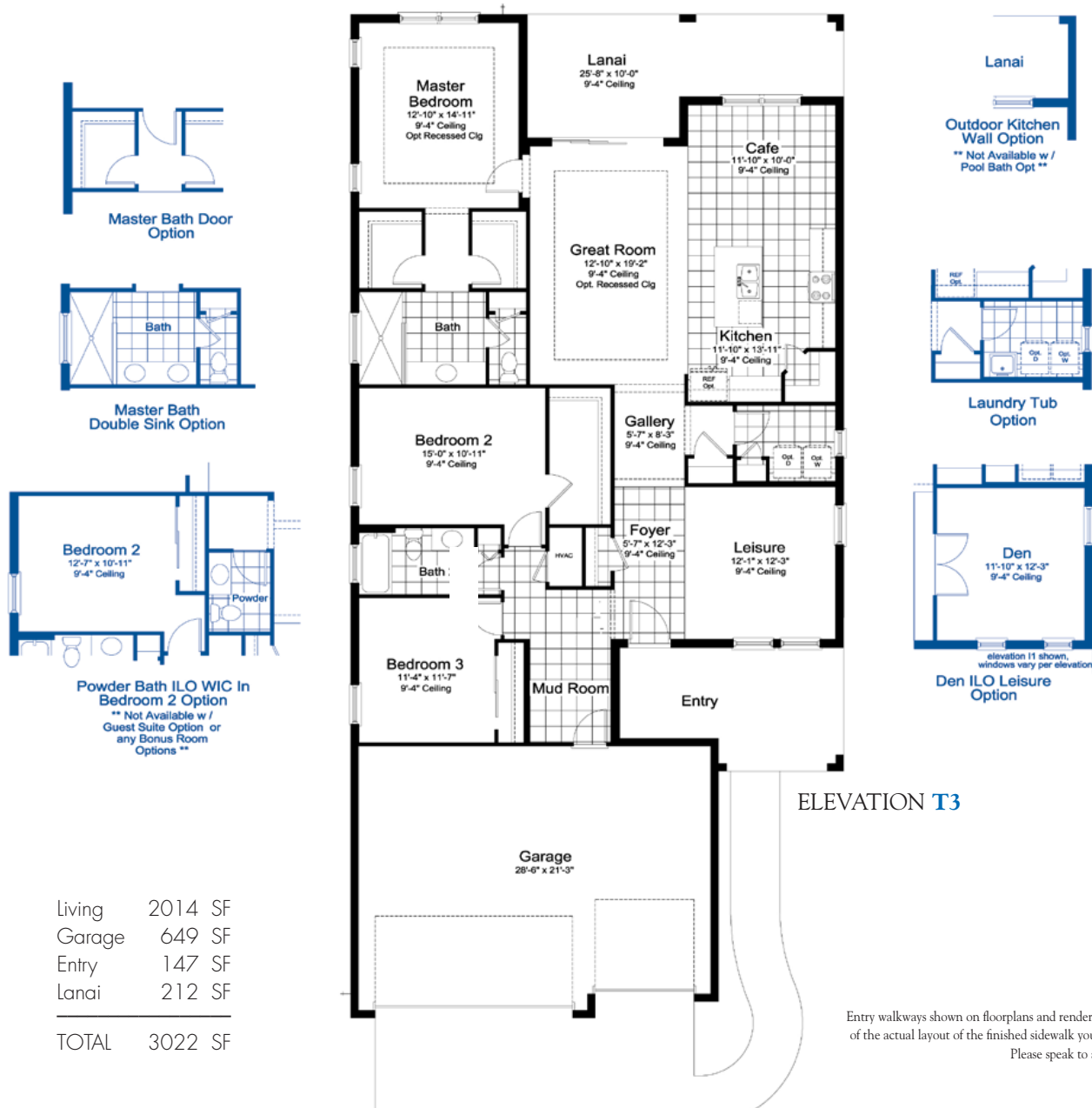
T4



FC2



FC1



Living	2014 SF
Garage	649 SF
Entry	147 SF
Lanai	212 SF
TOTAL	3022 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.

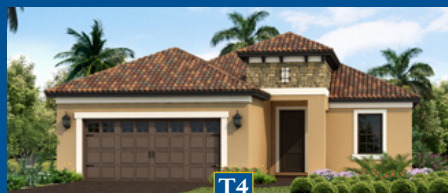
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WHITE STAR / COVE SERIES



T5



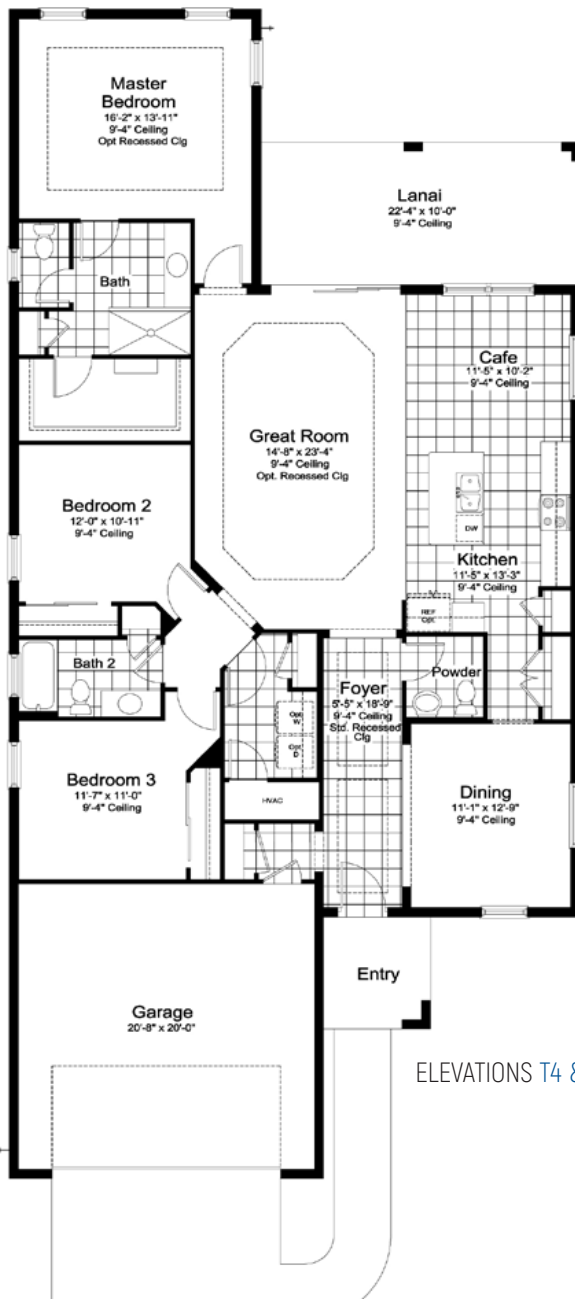
T4



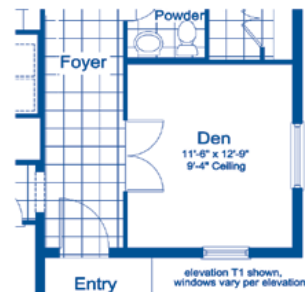
FC3



FC2



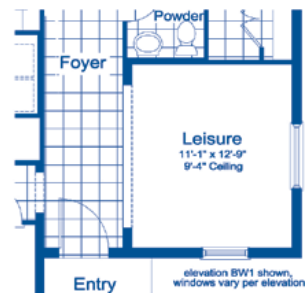
ELEVATIONS T4 & T5



Den ILO Dining Option
** Not Available w / Guest Suite Opt **



Butler Pantry Option
** Not Available w / Walk-in Pantry **



Leisure ILO Dining Option
Suite Opt **

Living	2064	SF
Garage	453	SF
Lanai	223	SF
Entry	59	SF
TOTAL	2799	SF

*Entry, windows and square footage may vary per elevation

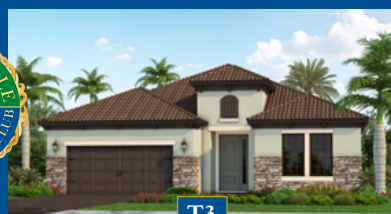
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ENDLESS SUMMER 4 / COVE SERIES



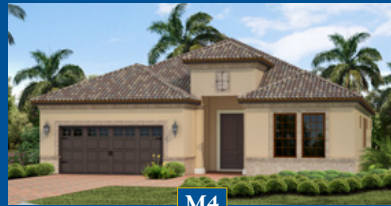
T1



T3



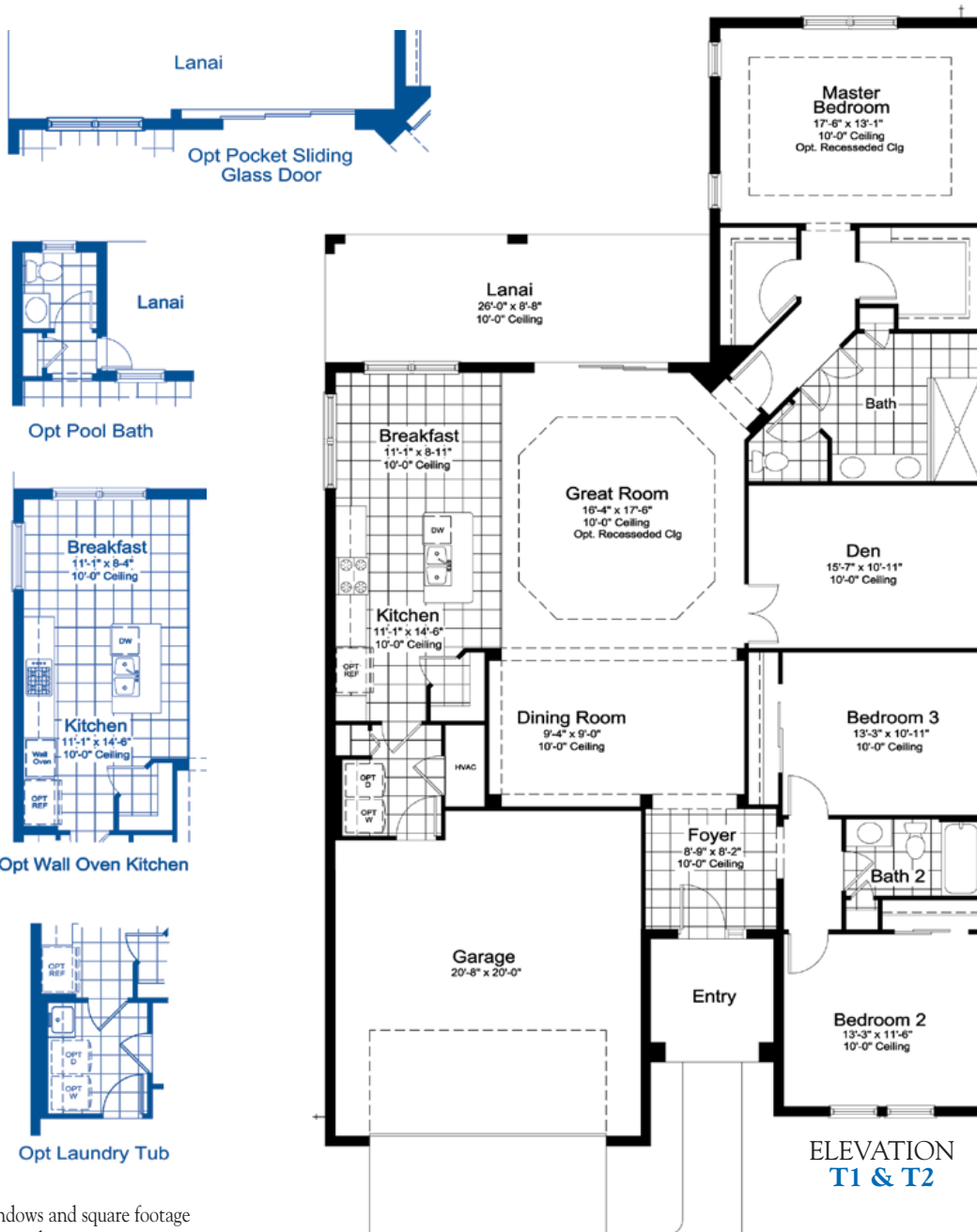
FC1



M4



M6



Living	2207 SF
Garage	477 SF
Entry	68 SF
Lanai	225 SF
<hr/>	
TOTAL	2977 SF

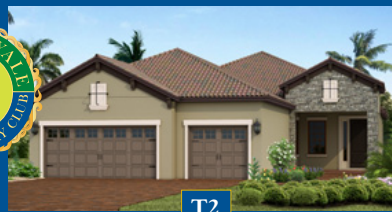
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BRIGHT MEADOW 2 / COVE SERIES



T1



T2



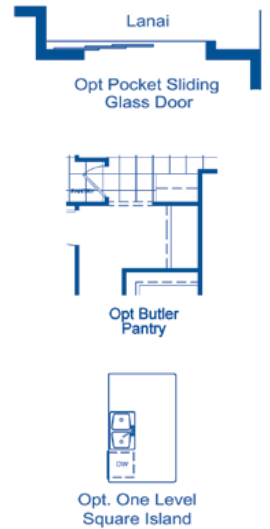
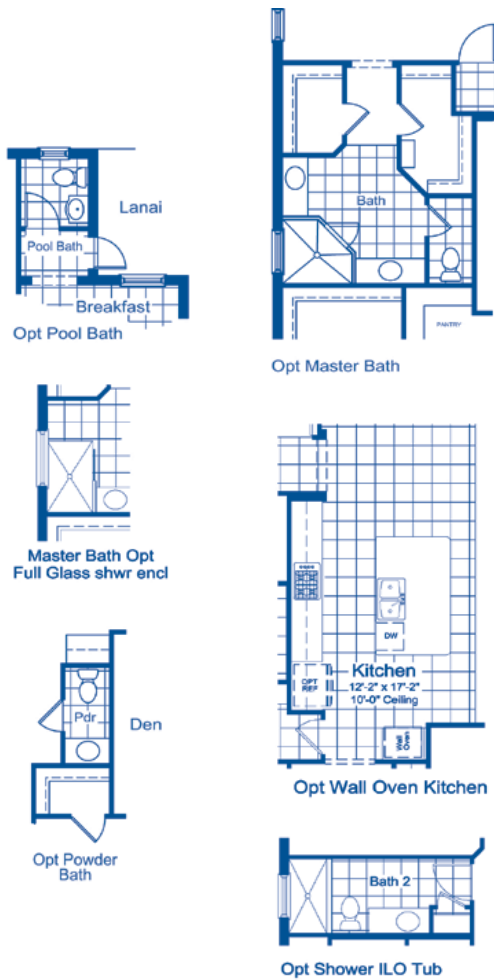
FC1



M3



M4



ELEVATION T1

Living	2309 SF
Garage	657 SF
Entry	138 SF
Lanai	308 SF
TOTAL	3412 SF

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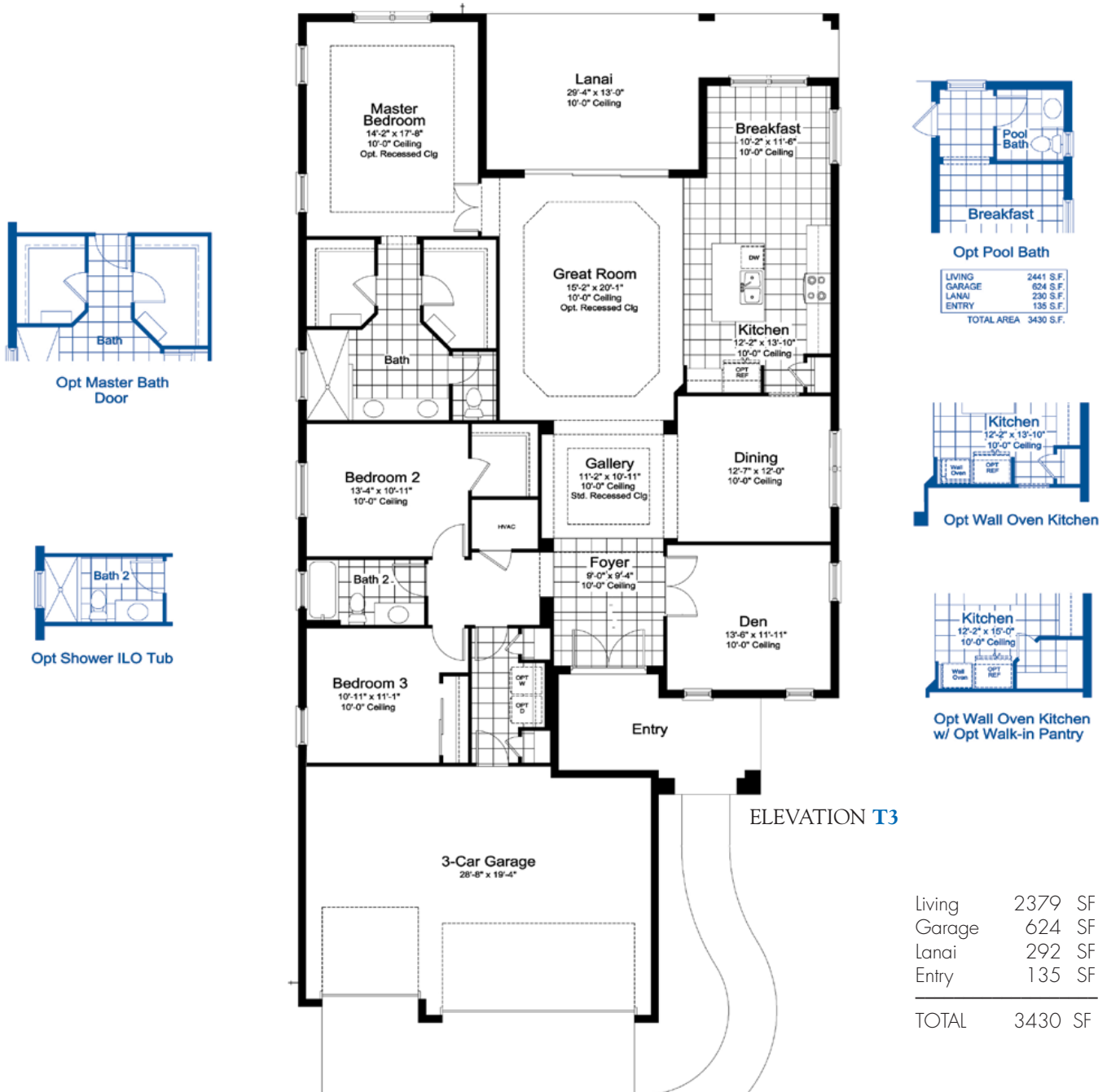
SEA STAR / COVE SERIES



T3



T2



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SEA MIST / COVE SERIES



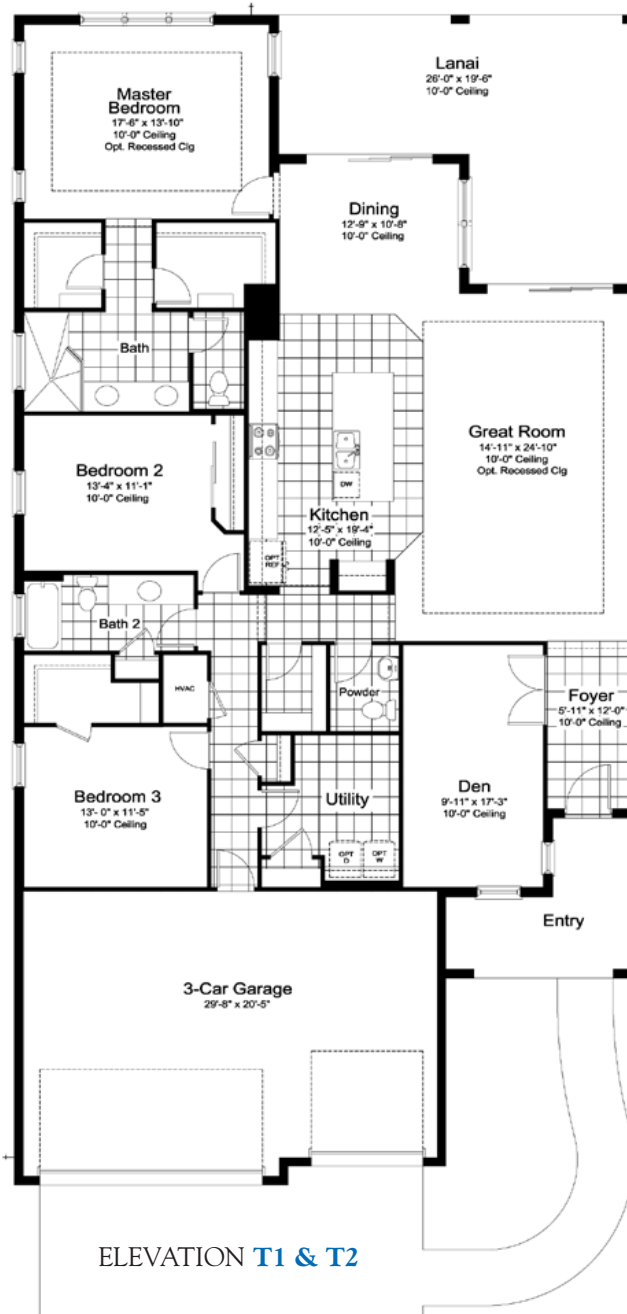
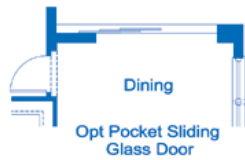
T1



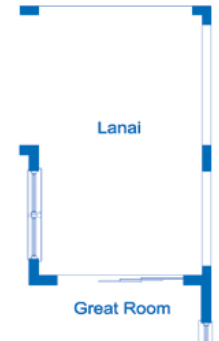
T2



FC1



ELEVATION **T1 & T2**



Living	2427 SF
Garage	638 SF
Entry	118 SF
Lanai	375 SF
TOTAL	3558 SF

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OCEAN FRONT / COVE SERIES



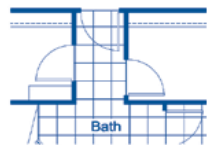
T1



T2



FC1



Master Bath Door Option



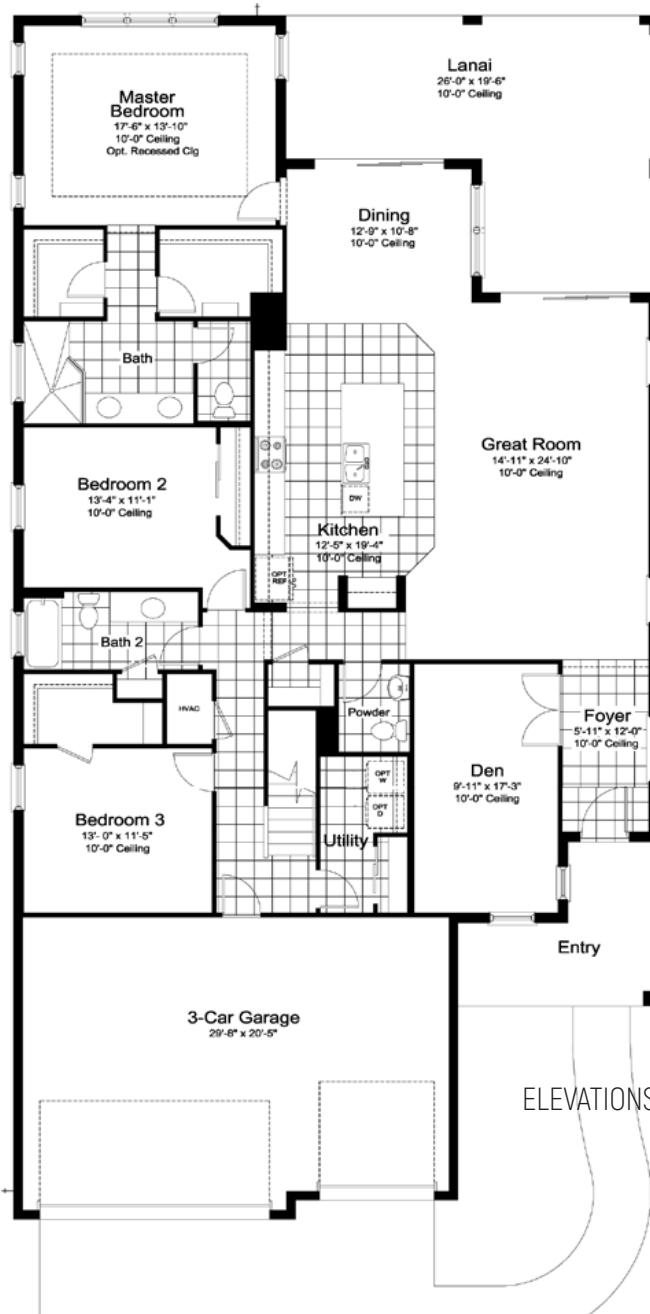
Master Bath Opt Full Glass shower enclosure



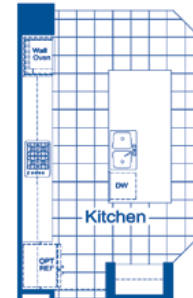
Bath 2 Shower Option



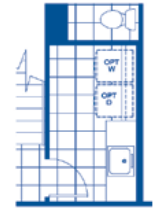
Bath 2 Jack and Jill Option



Opt Pocket Sliding Glass Door



Wall Oven Kitchen Option



Laundry Tub Option



ELEVATIONS T1, T2 & FC1

1st Floor	2427	SF
2nd Floor	729	SF
Living	3156	SF
Garage	638	SF
Lanai	375	SF
Entry	118	SF
TOTAL		4287 SF

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COVE SERIES FEATURES

WHERE YOU LIVE MATTERS

- 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

- Close to Manasota Beach and Englewood Beach
- Minutes from fishing and boating access to Lemon Bay and the Gulf
- Close to a variety of shopping in Englewood and Venice
- Fabulous clubhouse and brand new fitness center
- Beautifully landscaped entry and streets
- The proven quality, service, and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Tuscan, French Colonial and Mediterranean elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding 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
- Decorative coach light (s)
- Decorative yard light
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Professionally landscaped home site including mulch
- Automatic irrigation system (front yard only)
- Spacious closets with ventilated shelving per plan
- Coffered ceiling in master bedroom per plan
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan - Level 1 selections
- 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 screened lanai
- Gutters included at sides only

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty (disposal not included)
 - Over-the-range microwave
 - Gas range
 - Dishwasher
 - 1/2 HP disposal
- 36" upper Level 1 full overlay 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
- Level 1 full overlay wood veneer cabinets with stylish hardware
- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome 2-handle 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 concrete roof tiles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

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

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
- 50 gallon gas water heater and electric heat pump
- 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 Communities reserves the right to make changes to this information at anytime without notice. This document supercedes previously published Included Features. See Sales Representative for complete details on Included Features.

