

# VICENZA

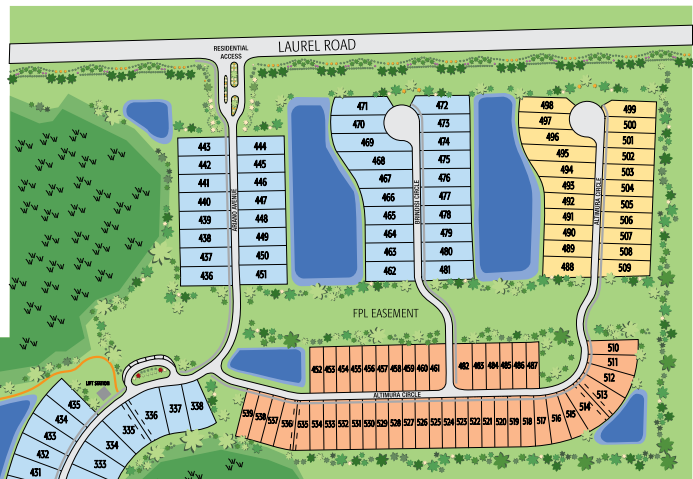




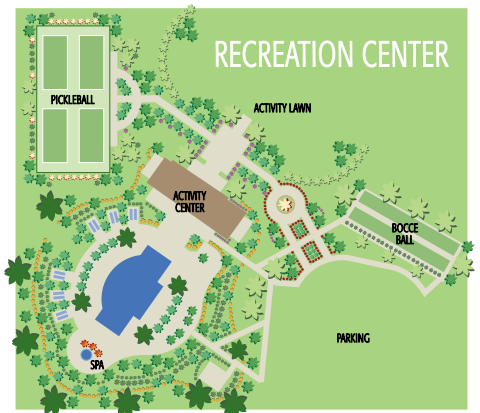
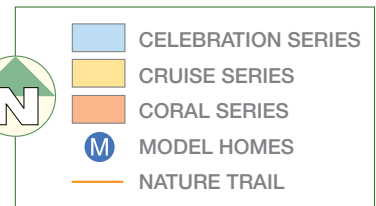


# SITE PLAN

FPL



FUTURE RESIDENTIAL



## VICENZA

### AMENITIES

Social Clubhouse with Kitchen and Office

Resort-Style Pool and Hot Tub

Event Lawn

Bocce Ball Courts

Pickleball Courts

Dog Park

Part-Time Lifestyle Director



EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

# INCLUDED FEATURES\*

## CRUISE SERIES

### "WHERE YOU LIVE MATTERS"

- Over 50 years of building award-winning homes
- Over 100 successful communities and over 27,000 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

### AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Northern Italian and Tuscan 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)
- Corian® windowsills (per plan)
- Stylish lever door hardware
- Classic archtop, 2-panel interior doors
- Professionally landscaped homesite, 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
- Spraycrete® top-coat finish at entry and lanai

### QUALITY KITCHEN FEATURES

- GE® stainless steel appliance package:
  - 5-year GE warranty (disposal not included)
  - 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)



### 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



### 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 5 locations)
- One Wireless Access Point pre-wire

### 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
- 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
- 2 conveniently located, exterior hose bibs
- Steel storm panels (per plan)
- CPVC or PEX water lines throughout
- Roof with concrete roof tiles
- 5-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)
- 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 3 locations)
- GFI safety outlets in all wet areas
- GFI exterior outlets (per plan)

**NEAL COMMUNITIES**

Where You Live Matters



217 Ortelle Terrace, Venice, FL 34275 | 941.216.1855 | NealCommunities.com

\*Fire Suppression Systems shown in model(s) are not included nor available as an option. Neal Communities reserves the right to make changes to this information at any time without notice. This document supersedes previously published Included Features. See Sales Representative for complete details on Included Features. ©2026 Neal Communities. CBC 1256375. [01.14.26]





# VICENZA

## VALIANT



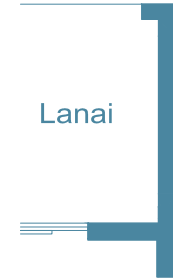
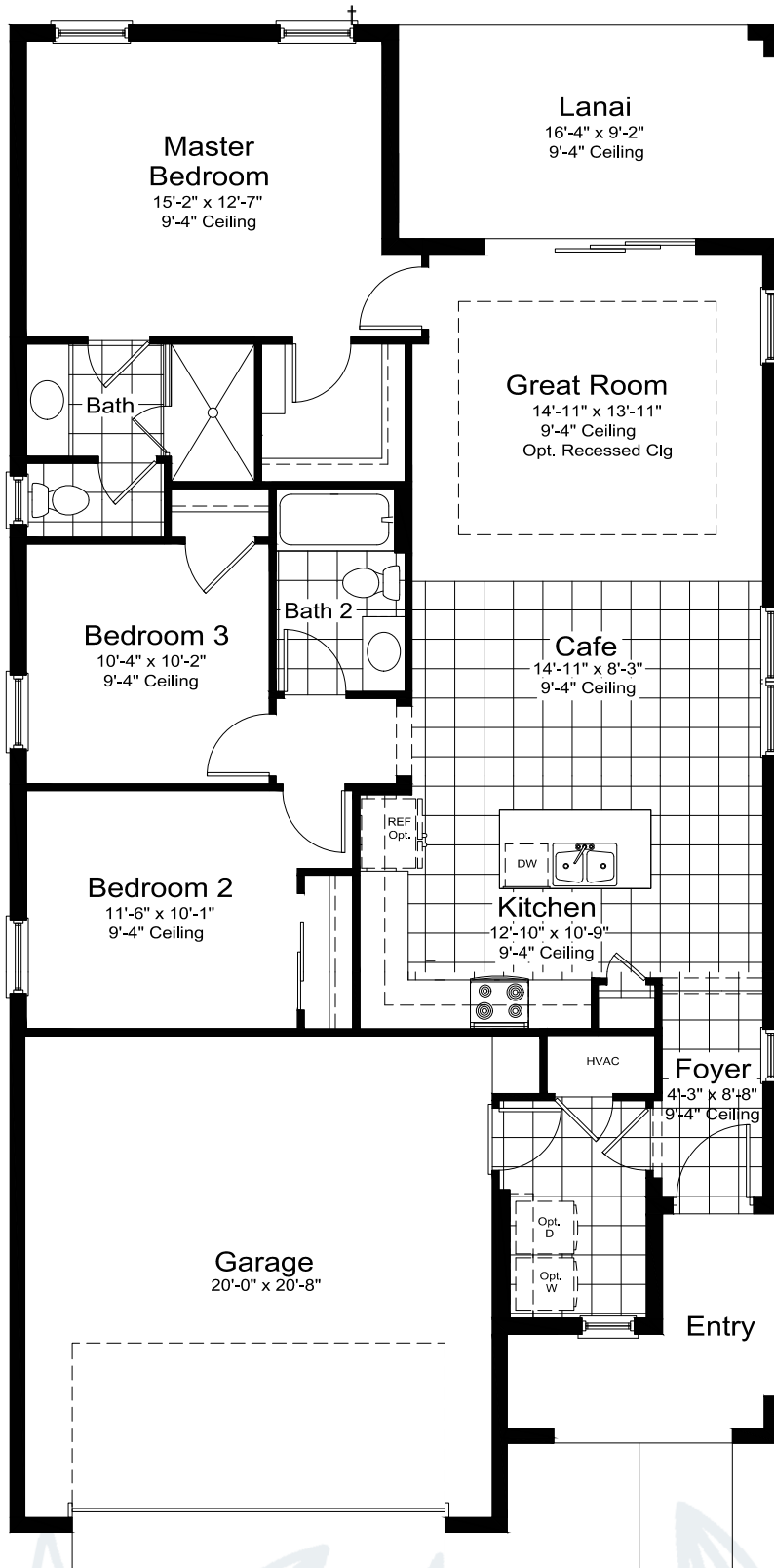
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Where You Live Matters

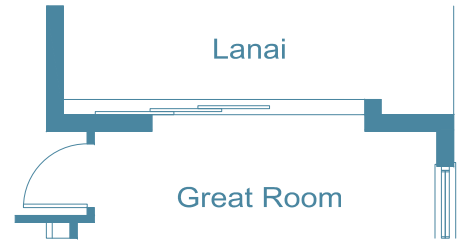
217 Ortelte Terrace, Venice, FL 34275 | 941.216.1855 | [NealCommunities.com](http://NealCommunities.com)

# VALIANT

3 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,035 Sq. Ft.  
 Living Area 1,407 Sq. Ft. | Garage 452 Sq. Ft. | Lanai 150 Sq. Ft. | Entry 26 Sq. Ft.  
 Elevation T-1



Outdoor Kitchen  
Wall Option



Pocket Slider Dr  
Option

# VICENZA

## LIBERTY 4



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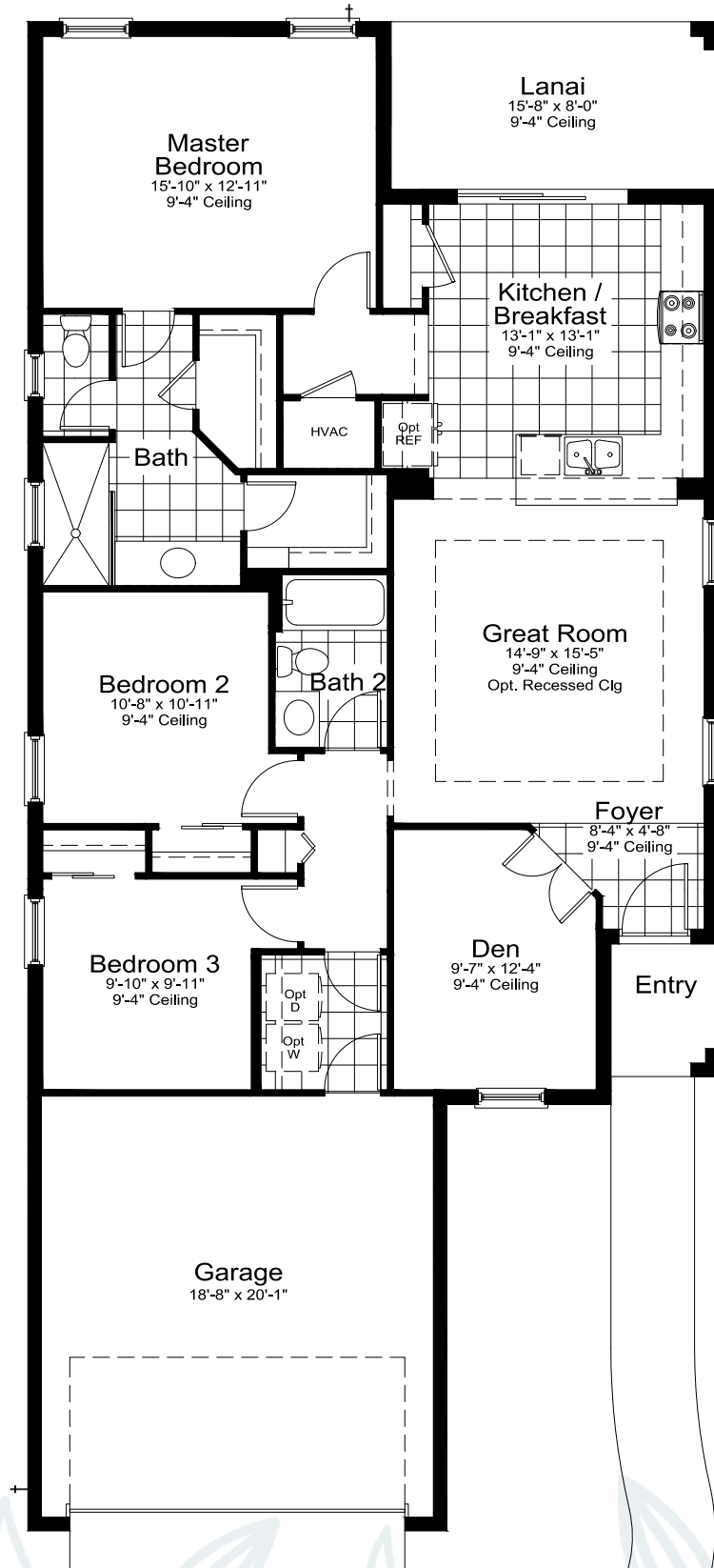
Where You Live Matters

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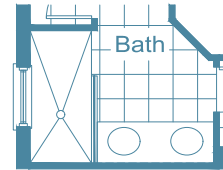
# LIBERTY 4

3 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,105 Sq. Ft.  
 Living Area 1,533 Sq. Ft. | Garage 414 Sq. Ft. | Lanai 125 Sq. Ft. | Entry 33 Sq. Ft.  
 Elevation T-3

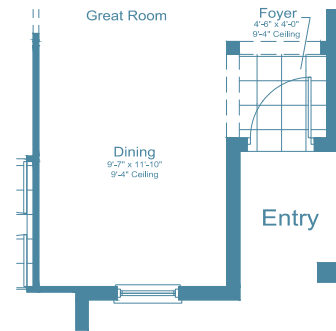


Lanai

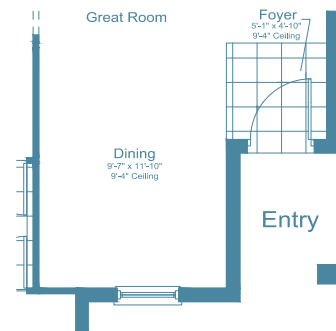
Outdoor Kitchen  
Wall Option



Master Bath DBL  
Sink Option



Dining ILO Den  
Option  
elevation I-1 shown,  
windows vary per elevation



Dining ilo Den w/  
No Column or  
Soffit at Foyer  
elevation I-1 shown,  
windows vary per elevation

# VICENZA

## PATRIOT



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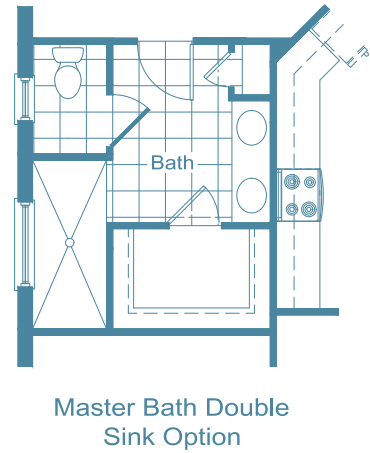
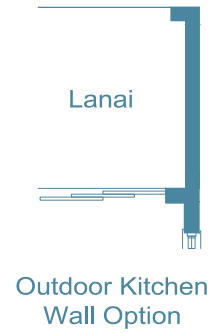
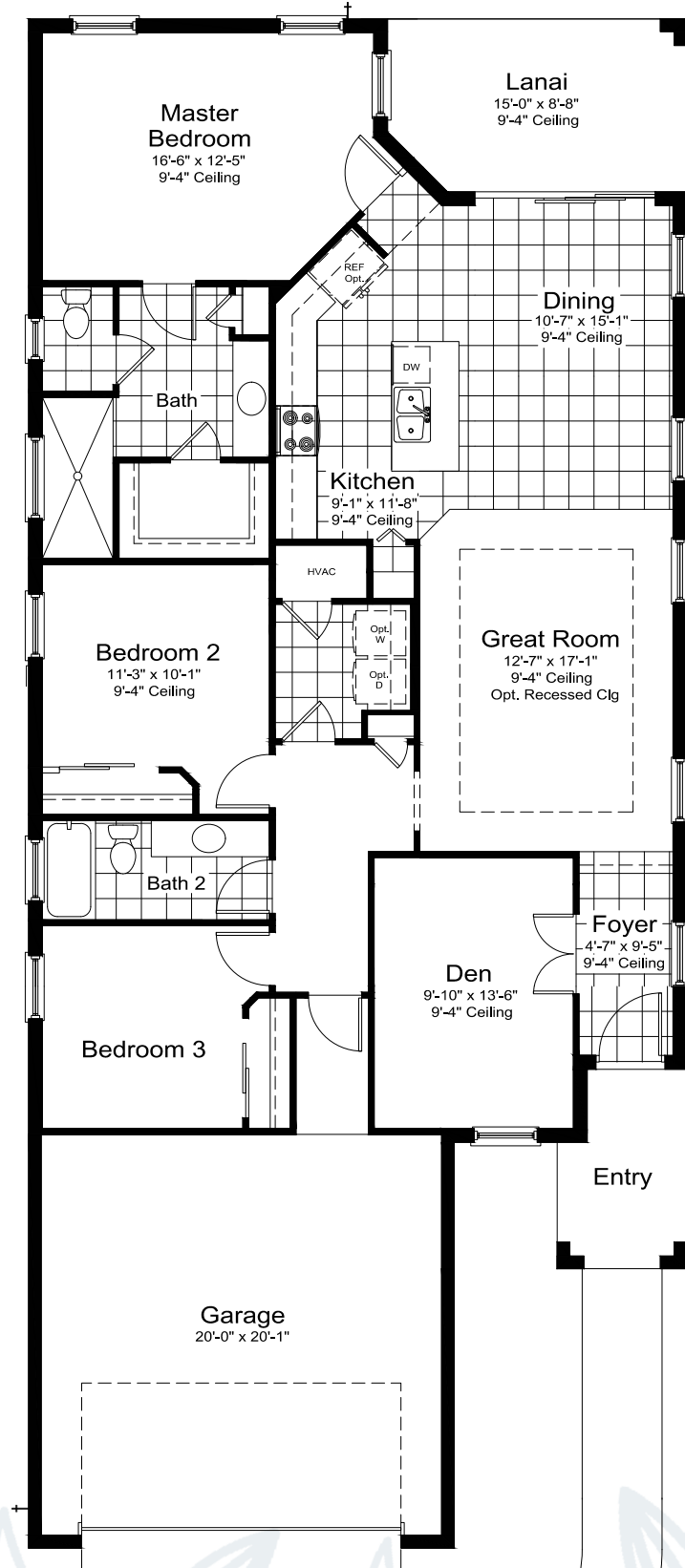
Where You Live Matters

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# PATRIOT

3 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,359 Sq. Ft.  
 Living Area 1,682 Sq. Ft. | Garage 467 Sq. Ft. | Lanai 126 Sq. Ft. | Entry 84 Sq. Ft.  
 Elevation T-1



# VICENZA

## VICTORY



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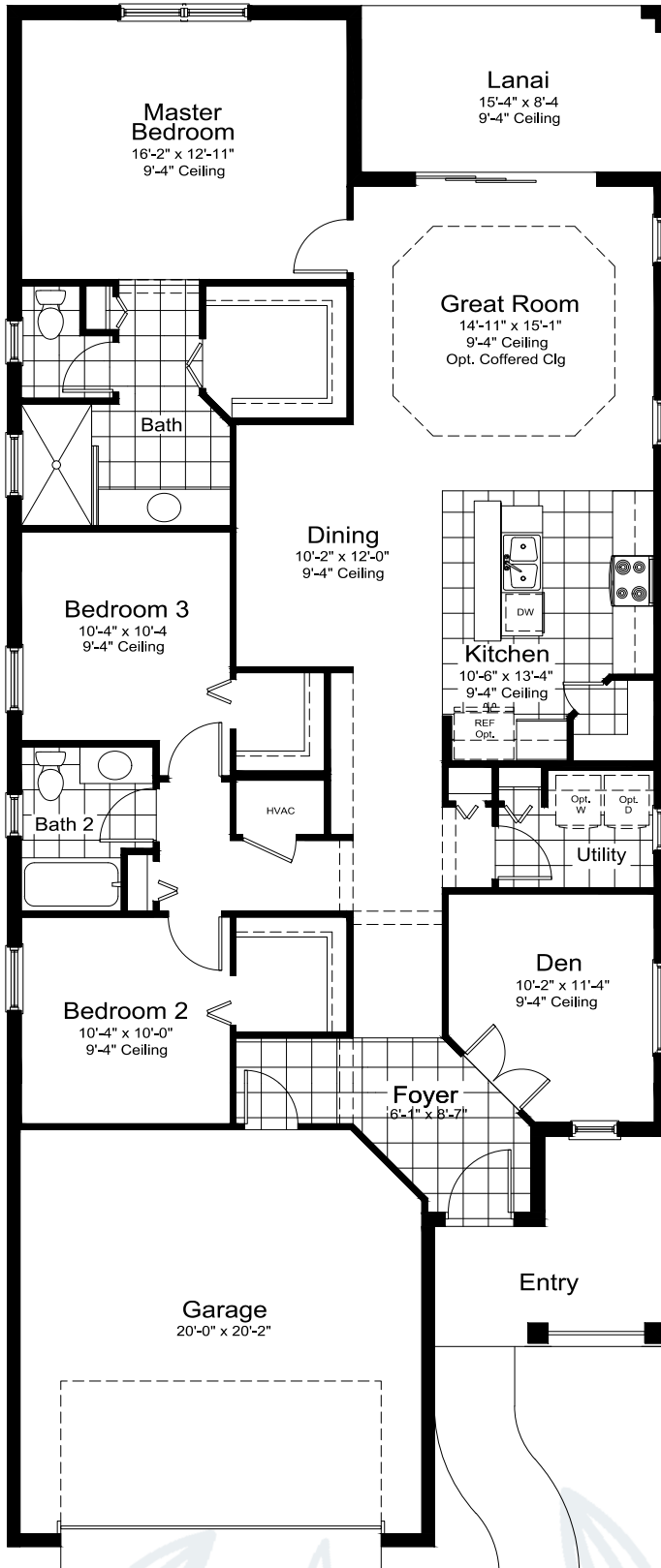
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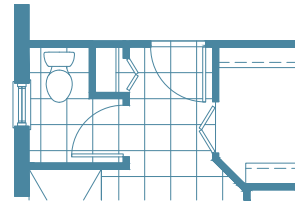


# VICTORY

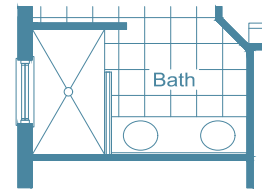
3 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,425 Sq. Ft.  
 Living Area 1,764 Sq. Ft. | Garage 435 Sq. Ft. | Lanai 128 Sq. Ft. | Entry 98 Sq. Ft.  
 Elevation NI-1



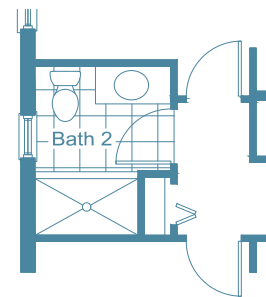
Lanai  
 Outdoor Kitchen  
 Wall Option



Master Bath  
 Door Option



Master Bath  
 Double Sink Option



Bath 2 Shower  
 Option