CRUISE HOME SERIES

Grand Park

SINCE 1970 NEAL COMMUNITIES

NEALCOMMUNITIES
Where You Live Matters

CRUISE HOME SERIES

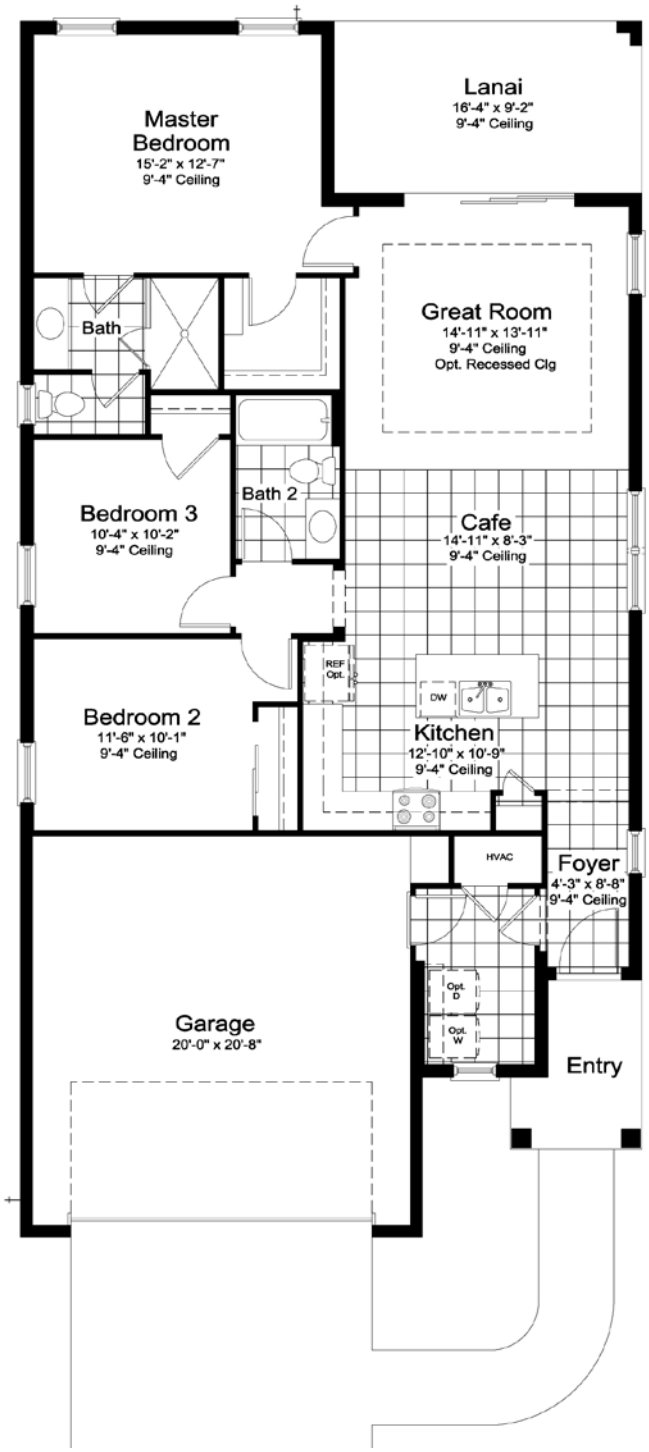
Grand Park

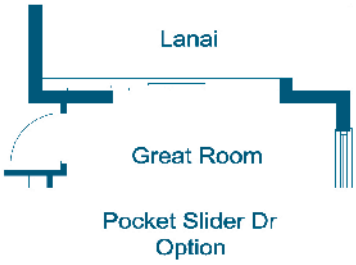
Grand Park residents are proud to call this very special community home. Our dedication to preserving the green space in combination with lush landscaping is evident with every step you take.

SINCE 1970 NEAL COMMUNITIES

NEALCOMMUNITIES
Where You Live Matters

VALIANT





Elevation I-1

Living	1407 SF
Garage	452 SF
Lanai	150 SF
Entry	52 SF
Total Area:	**2061 SF**

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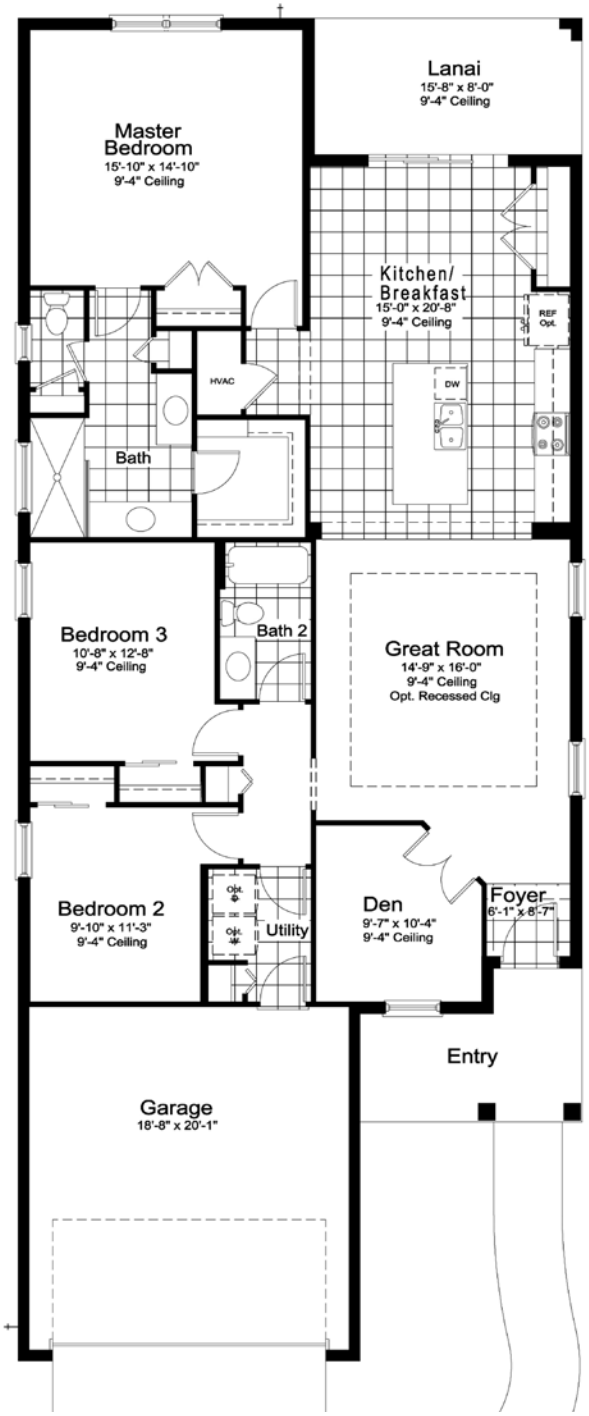
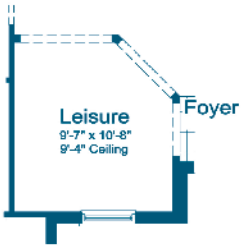
IMAGINATION 2



Laundry Tub Option



Leisure ilo Den Option

Elevation I-1

Living	1778 SF
Garage	415 SF
Lanai	125 SF
Entry	96 SF
Total Area:	**2414 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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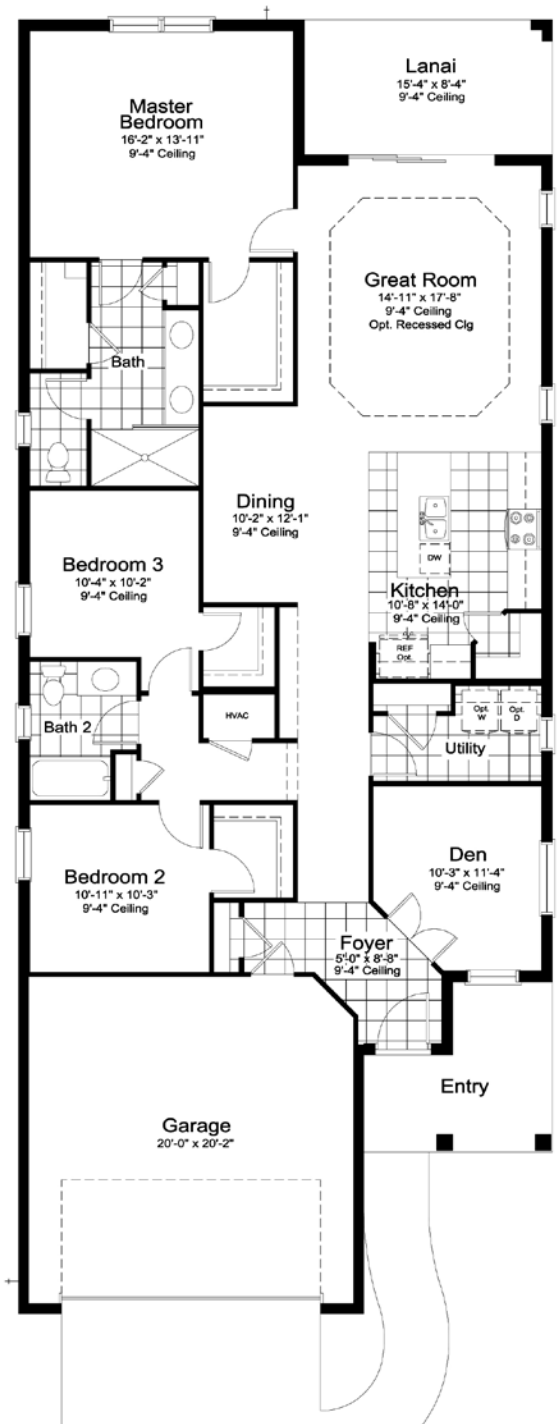
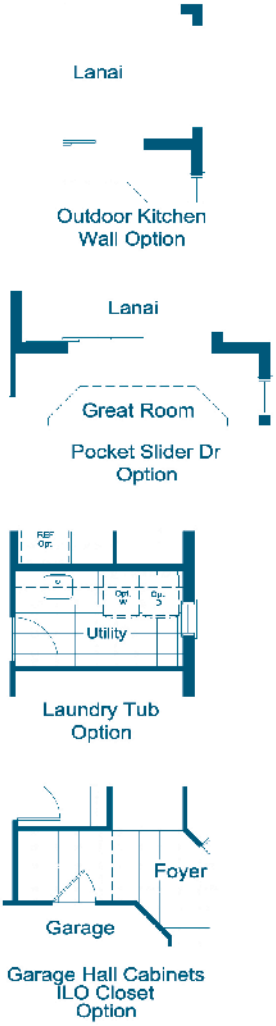
DREAM 2





Elevation C-1

Living	1860 SF
Garage	438 SF
Lanai	128 SF
Entry	98 SF
Total Area:	**2524 SF**

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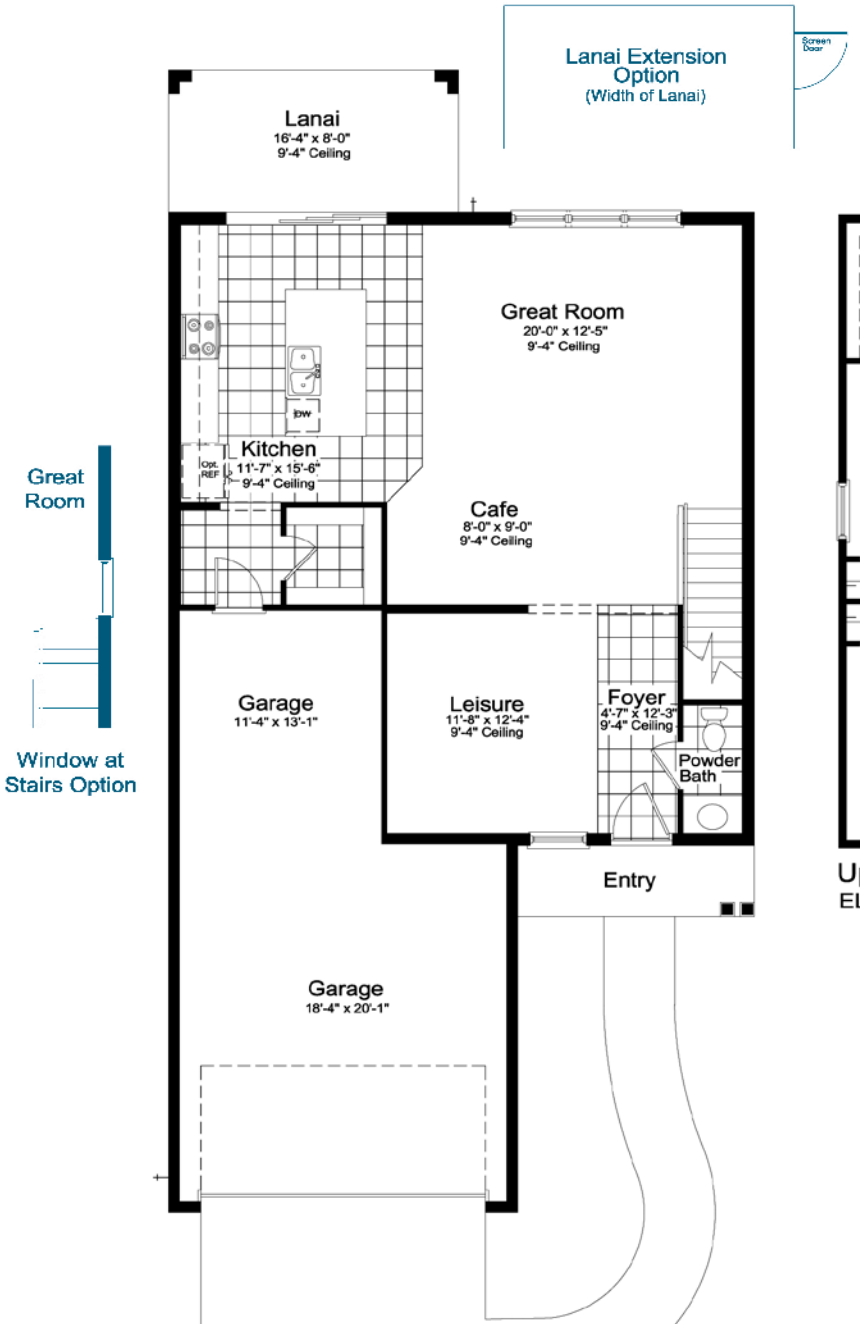
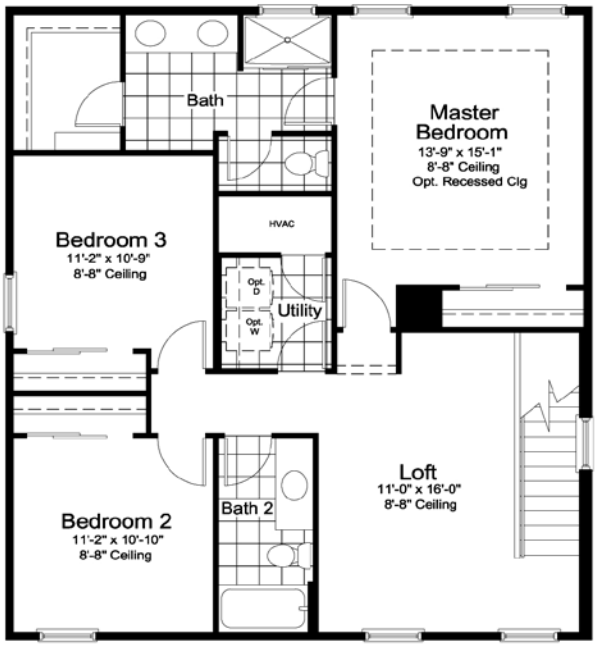
HONOR

C-1

FH-1

I-1





Upper Floor
ELEVATION C1

Elevation C-1

1st Floor	1017 SF
2nd Floor	1126 SF
Living	2143 SF
Garage	566 SF
Lanai	131 SF
Entry	53 SF

Total Area: 2893 SF

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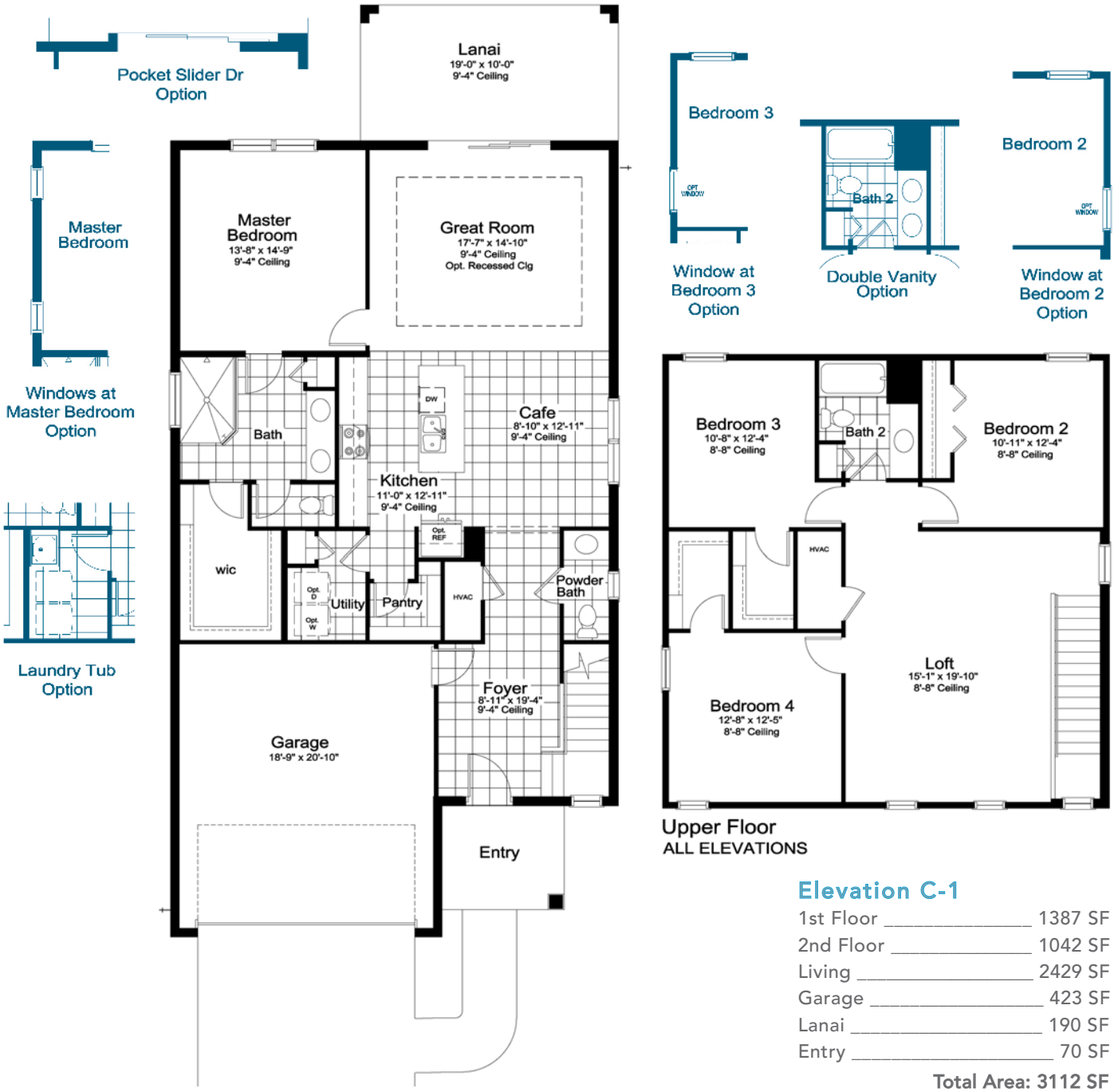
HERITAGE 2

C-1

FH-2

I-1



Elevation C-1

1st Floor	1387 SF
2nd Floor	1042 SF
Living	2429 SF
Garage	423 SF
Lanai	190 SF
Entry	70 SF
Total Area:	**3112 SF**

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INCLUDED FEATURES

Grand Park

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 55 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

NEIGHBORHOOD FEATURES

- Convenient to I-75, shopping, dining and beaches
- Two resort-style pools
- Childrens play area
- Residents only clubhouse with state-of-the-art fitness center
- 2 tennis courts, 4 pickleball courts and dog park
- Lush parks and meandering walkways
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Island, Coastal & Farm House elevations per plan
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding or 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 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
- 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
- Gutters included on sides only per plan

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
    - 5-year General Electric warranty (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

Continued

SMART HOME PACKAGE

NEAL SMART HOME

- 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 oulet (choice of five locations)
- One wireless access point prewire

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
- 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

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 or electric water heater and electric heat pump (Valiant, Imagination & Dream are gas, Honor & Heritage are electric)
- 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

NGBS GREEN +WELLNESS

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

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HOMES FOR EVERY LIFESTYLE

Grand Park

10012 Canaveral Circle | Sarasota, FL 34241 | 941.229.6251 | GRANDPARKFL.COM

This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.

CBC 1256375 / 080426