



COVE SERIES

# Welcome to Boca Royale East



**NEAL**COMMUNITIES

Where You Live Matters





AT WELLEN PARK

# THE FINEST IN COUNTRY CLUB LIVING



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T2

**Master Bath Opt**  
Full Glass shwr end

**Opt Master Bath Door**

**Opt Master Bath**

**Opt Shower ILO Tub**

**Opt Laundry Tub**

**Opt Pool Bath**

**Opt Wall Oven Kitchen**

**Opt Powder Bath**

**Opt Butler Pantry**

**Opt Pocket Sliding Glass Door**

**Opt Wall Oven Kitchen**

**Opt Powder Bath**

**Opt Butler Pantry**

Living	2309 SF
Garage	657 SF
Entry	138 SF
Lanai	308 SF
<b>TOTAL</b>	<b>3412 SF</b>

**ELEVATION BW1**

# SEA STAR / COVE SERIES



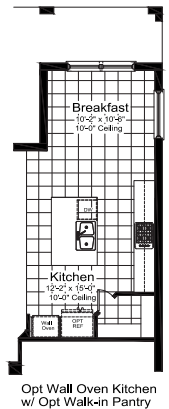
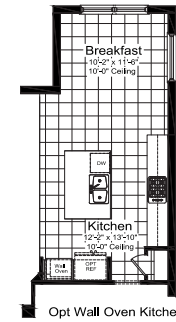
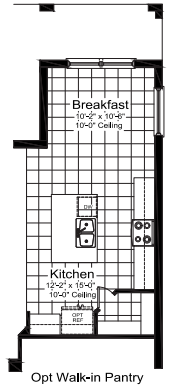
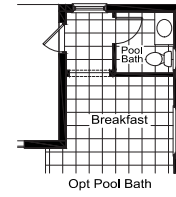
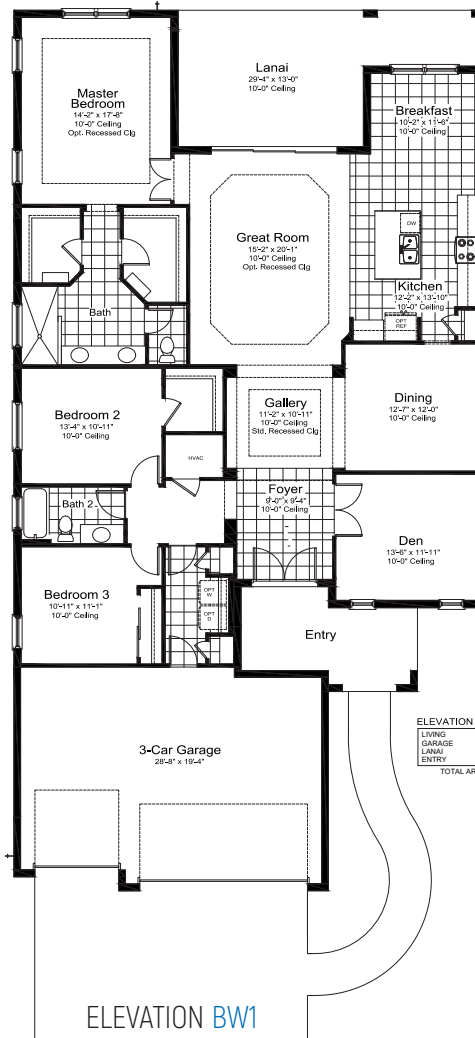
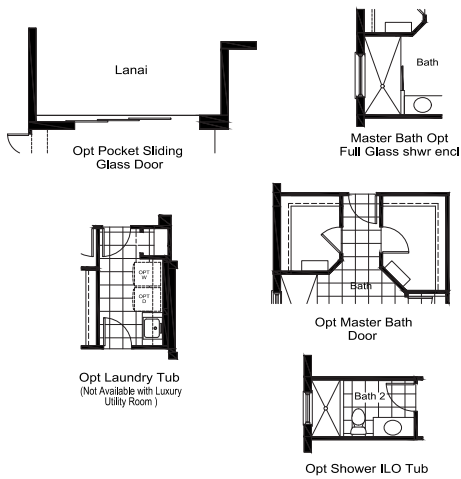
BW1



FC1



T2



Living	2379 SF
Garage	624 SF
Entry	136 SF
Lanai	292 SF
<hr/>	
TOTAL	3430 SF

NOTE: 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. Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Shutters, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.

# ENDLESS SUMMER 4 / COVE SERIES



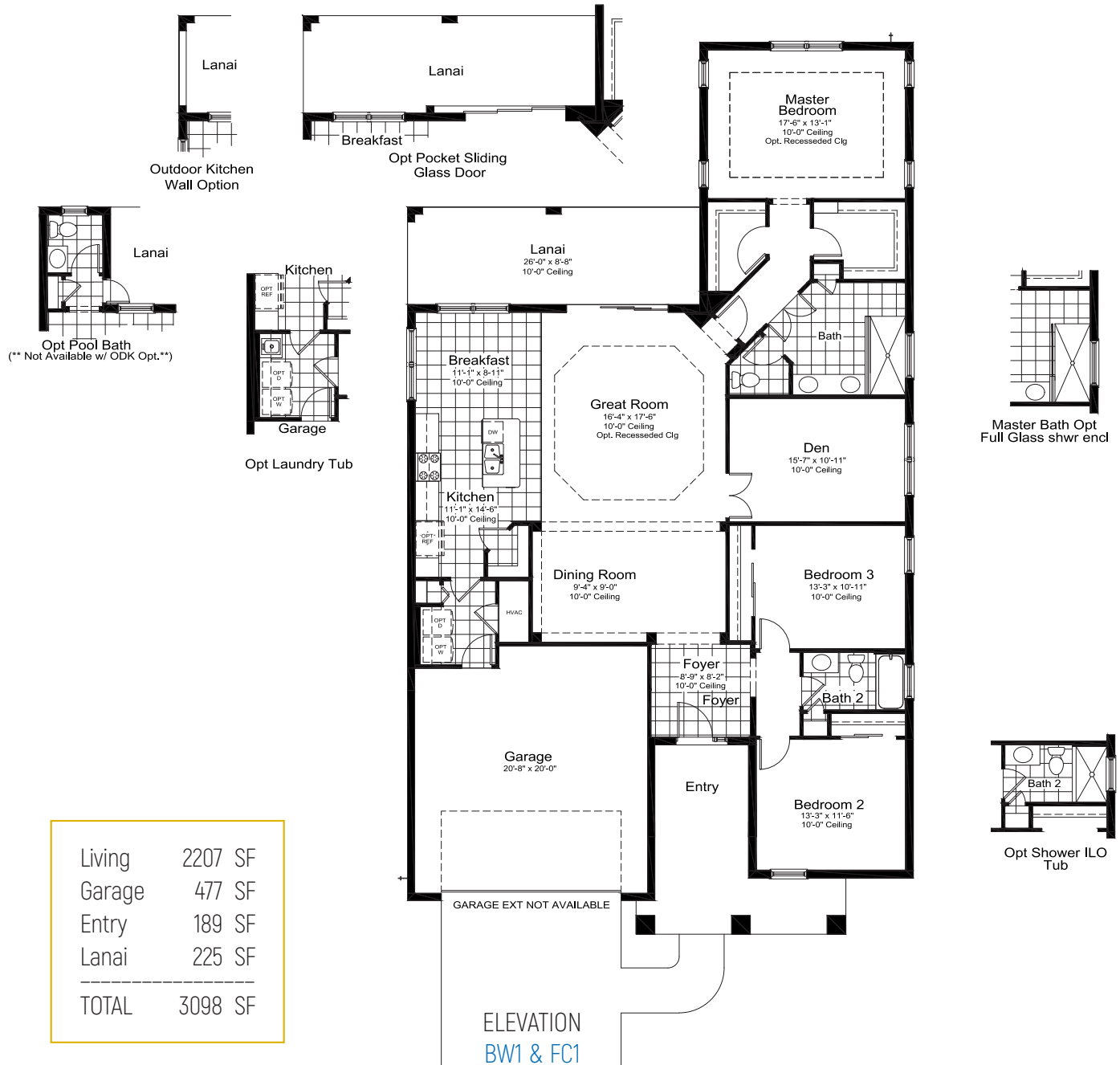
BW1



FC1



T3



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# OCEAN FRONT / COVE SERIES



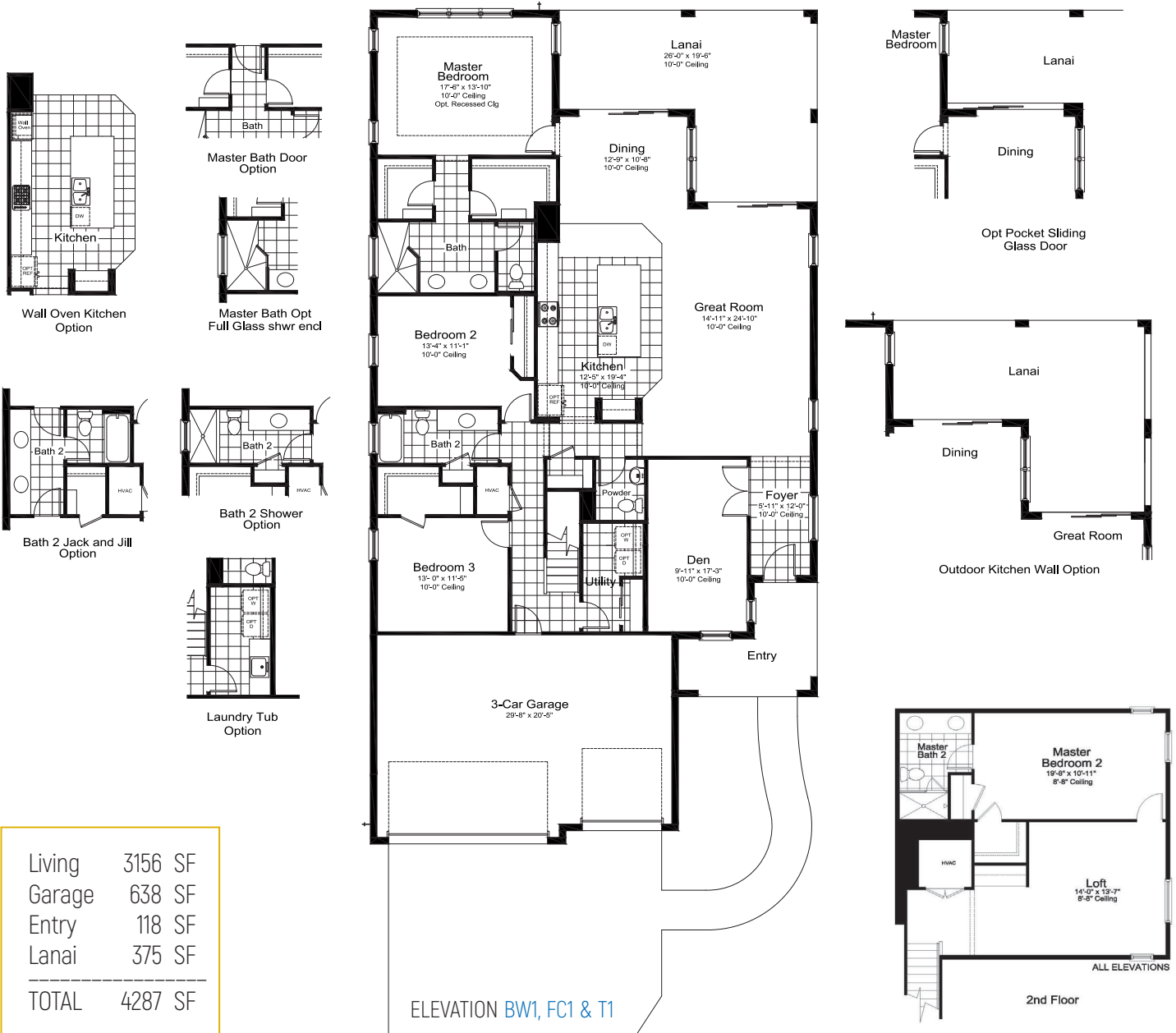
BW1



FC1



T1



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# SEA MIST / COVE SERIES



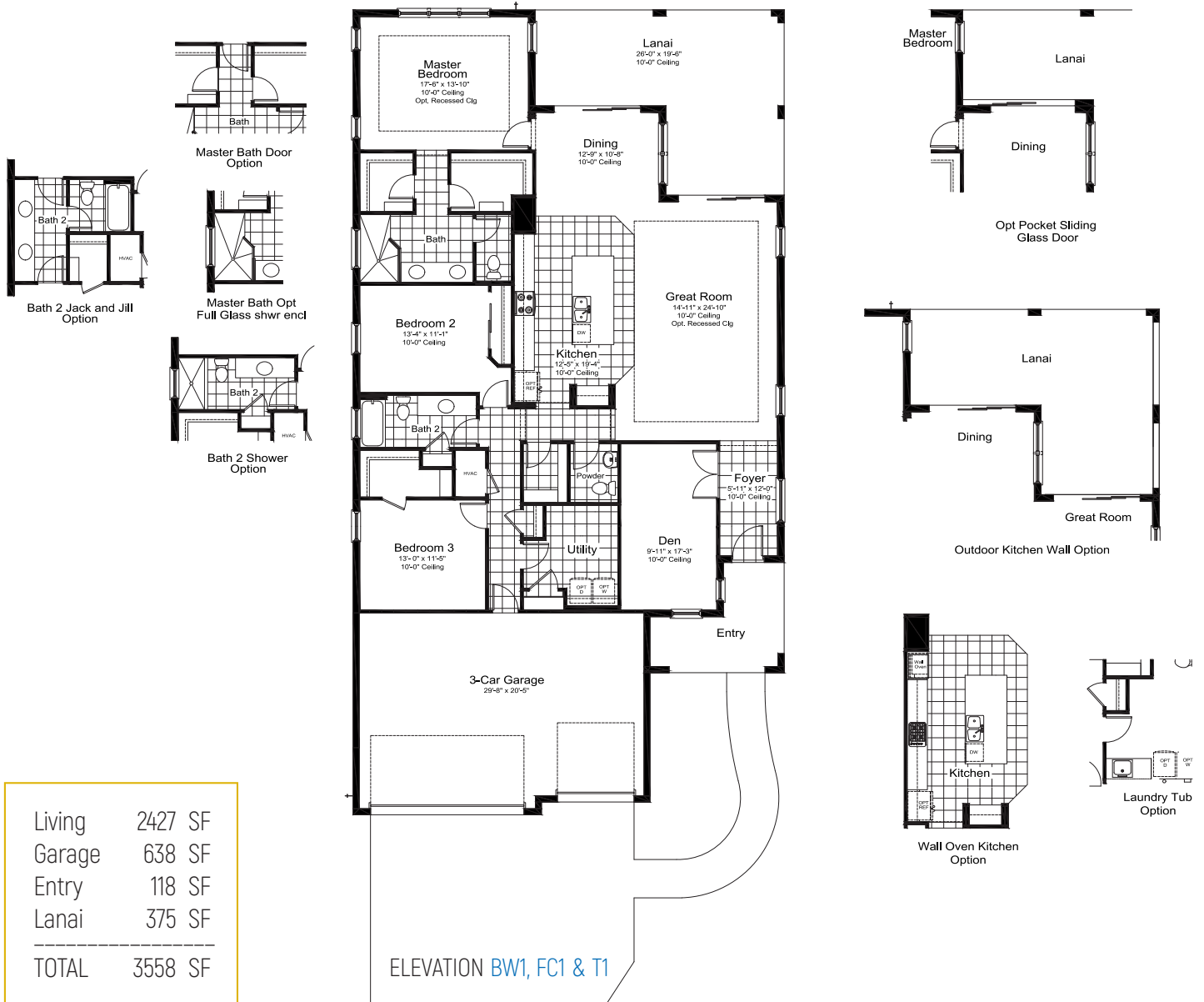
BW1



FC1



T1



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**NEALCOMMUNITIES**

Where You Live Matters



AT WELLEN PARK

# 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 on new builds
- 10 year full structural warranty
- 1, 6 and 11 month warranty service inspections available
- 2 year mechanical warranty
- Highly-rated customer satisfaction

## 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 British West Indies, Tuscan, and French Country 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

- Included recessed ceiling(s) (per plan)
- Classic colonial moldings
- 5-1/4" Colonial baseboards
- Colonial windows in select locations
- Corian window sills (per plan)
- Long-lasting 17" ceramic tile floors in foyer, kitchen, baths and utility
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas (per plan) - Level 1 selections
- Classic archtop 2-panel interior doors
- Stylish lever door hardware
- Orange peel walls with knock-down ceiling texture
- Spacious closets with ventilated shelving (per plan)
- Air-conditioned laundry area with washer/dryer connections
- Paver entry, walk, drive and lanai
- Decorative coach light (s)
- Gutters included sides only (per plan)
- Professionally landscaped home sites, including mulch
- Automatic irrigation system (Front Yard Only)

## QUALITY KITCHEN FEATURES

- Granite countertops - choice of value colors
- 36" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Stainless steel undermount sink
- Chrome single-handle faucet
- General Electric (GE) stainless steel appliance package:
- One-year GE 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
- 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)
- Level 1 full overlay wood veneer cabinets with stylish hardware
- Privacy water closet in master bath (per plan)
- Elongated white water closet
- Full-width vanity mirrors
- Designer vanity lights
- Chrome 2-handle faucets
- Towel bars and paper holders (per plan)
- White tub in guest bath
- Outside vented exhaust fans in all baths
- Water resistant drywall in bathing areas

## QUALITY CONSTRUCTION FEATURES

- Concrete block construction (2nd story, frame construction, per plan)
- Roof with concrete roof tiles
- Professionally-engineered structural components
- Steel storm panels (per plan)
- Five-year exterior paint warranty
- Maintenance-free soffit and fascia
- CPVC or PEX water lines throughout
- Raised-panel overhead garage door with operator and remote controls, style per elevation
- Two conveniently located exterior hose bibs

## 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

- Green-certified homes under the National Green Building Standard and HERS Guidelines
- 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 (per plan)
- Energy efficient lighting (per plan)

## QUALITY ELECTRIC FEATURES

- Decora rocker panel 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 plus lanai
- 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.

# NEALCOMMUNITIES












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# HOMESITES



- |   |                         |   |                           |   |                               |
|---|-------------------------|---|---------------------------|---|-------------------------------|
|   | CORAL SERIES (40' LOTS) |  | CRUISE SERIES (45' LOTS)  |  | CELEBRATION SERIES (52' LOTS) |
|   | COVE SERIES (57' LOTS)  |  | COASTAL SERIES (72' LOTS) |   |                               |
|  | MODEL                   |  | DISCOVERY CENTER          |  | PARKING LOT                   |
|   | PROPERTY BOUNDARY       |  | GUARD HOUSE               |  | TRAFFIC LIGHT                 |

BRGCC at Wellen Park  
 10628 Sarazen Way • Englewood, Florida 34223 • 941-202-0388

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.