

CORAL SERIES

VICENZA



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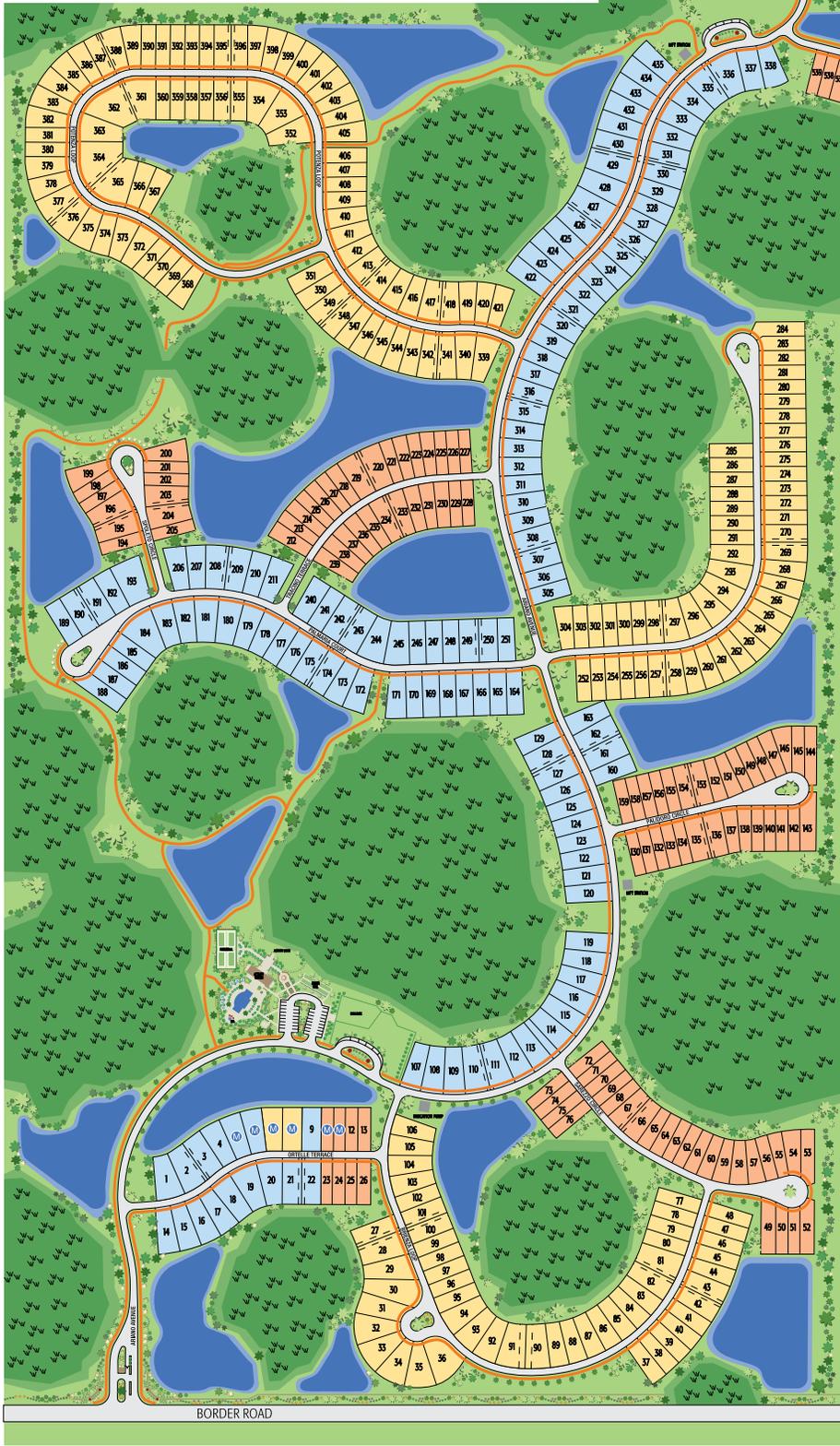
Where You Live Matters



SITE PLAN



FPL



■ CELEBRATION SERIES
■ CRUISE SERIES
■ CORAL SERIES
M MODEL HOMES



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



INCLUDED FEATURES*

CORAL SERIES

"WHERE YOU LIVE MATTERS"

- Over 50 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

AWARD-WINNING DESIGN FEATURES

- Choice of 2 custom-designed 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)
- 2" blinds on all operable windows
- Decorative coach light
- Corian® windowsills (per plan)
- Stylish lever door hardware
- Classic archtop, 2-panel interior doors
- Gutters included at front entry (per plan)
- 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)
- 40-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

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VICENZA

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*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. ©2025 Neal Communities. CBC 1256375. (02.20.25)



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CRYSTAL SAND 2



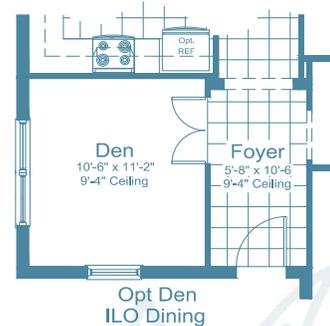
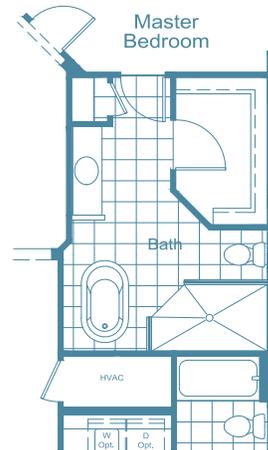
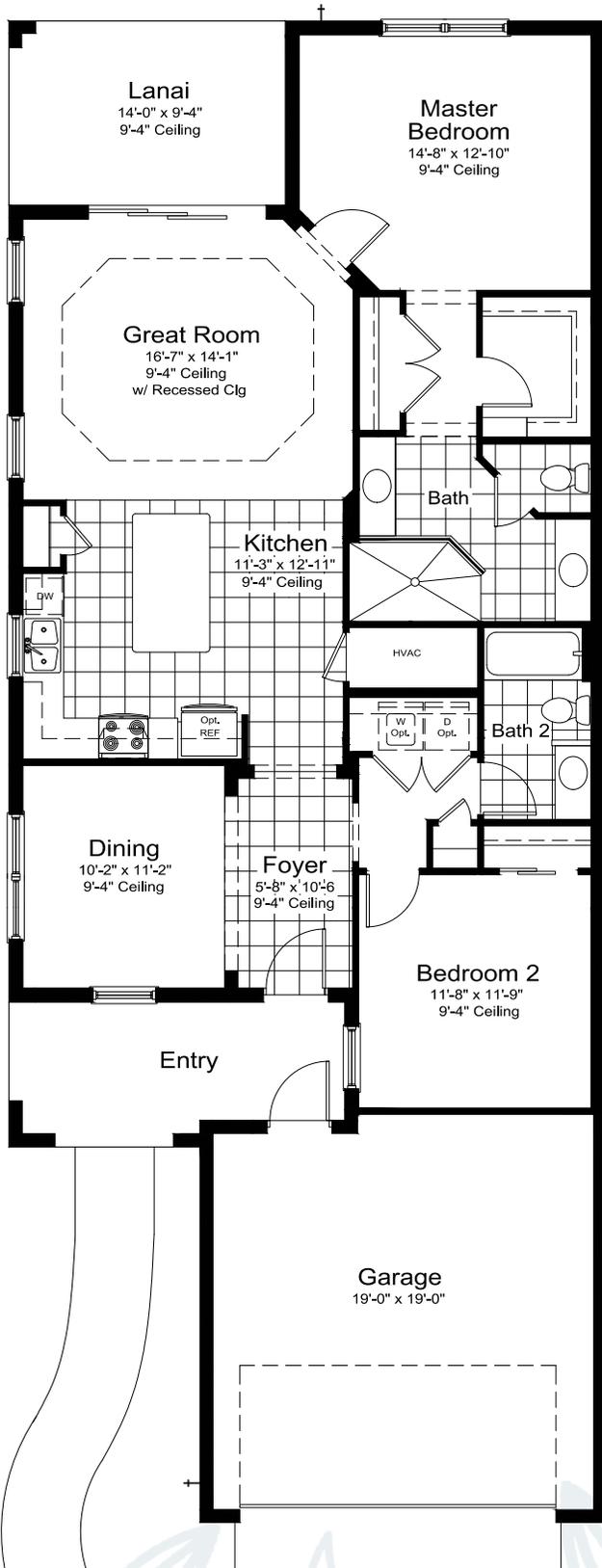
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CRYSTAL SAND 2

2 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,096 Sq. Ft.
 Living Area 1,433 Sq. Ft. | Garage 417 Sq. Ft. | Lanai 131 Sq. Ft. | Entry 115 Sq. Ft.
 Elevation T-3



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TIDEWATER 2



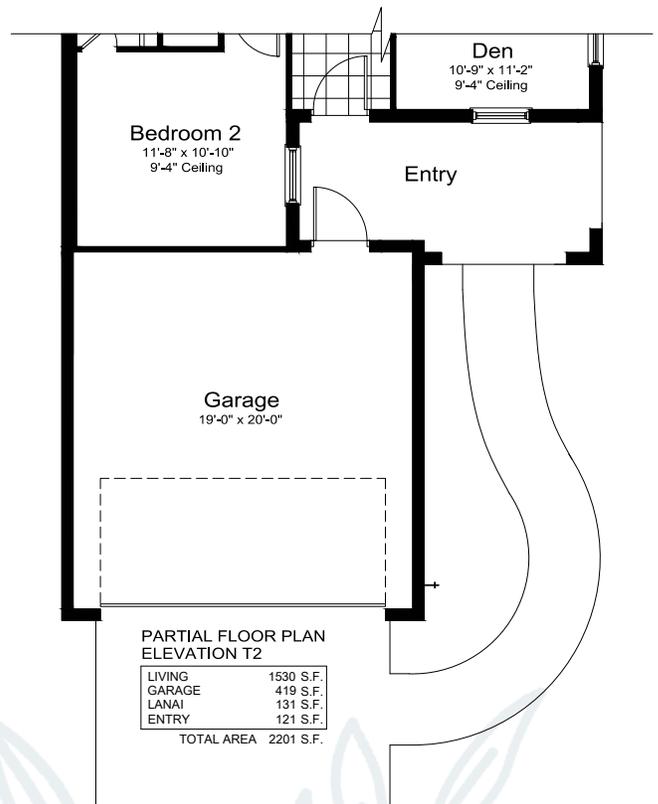
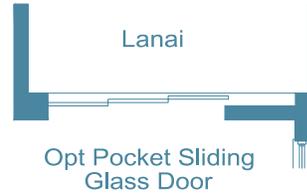
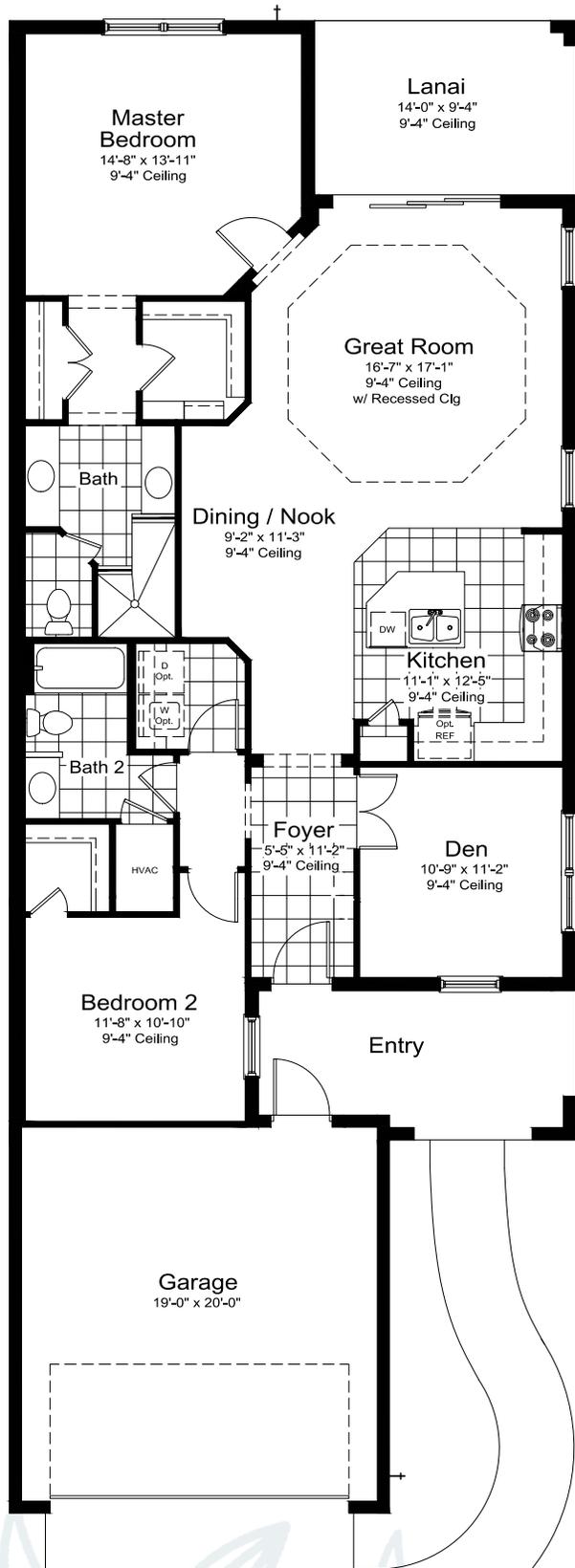
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TIDEWATER 2

2 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,201 Sq. Ft.
 Living Area 1,530 Sq. Ft. | Garage 419 Sq. Ft. | Lanai 131 Sq. Ft. | Entry 121 Sq. Ft.
 Elevation T-3



PARTIAL FLOOR PLAN
ELEVATION T2

LIVING	1530 S.F.
GARAGE	419 S.F.
LANAI	131 S.F.
ENTRY	121 S.F.
TOTAL AREA 2201 S.F.	

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VICENZA

TIDEWATER 2B



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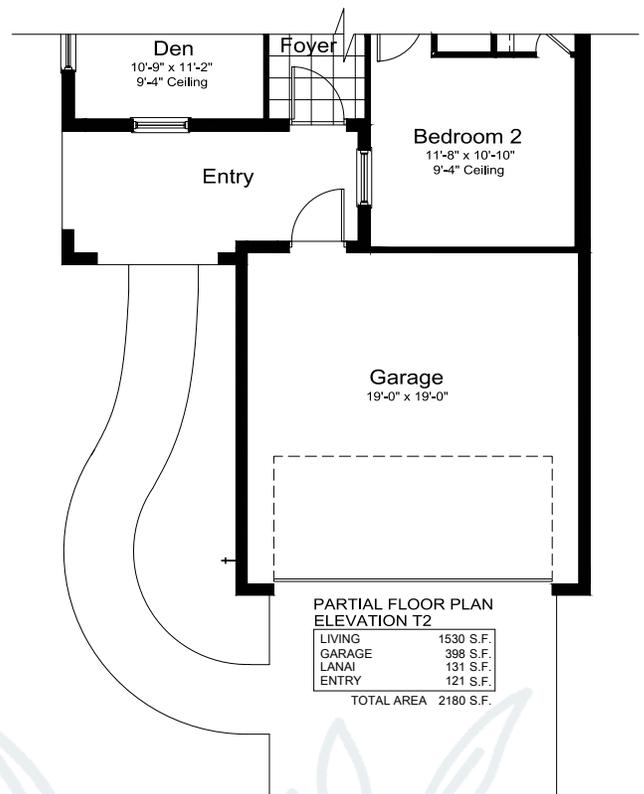
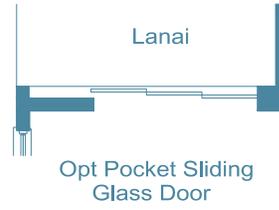
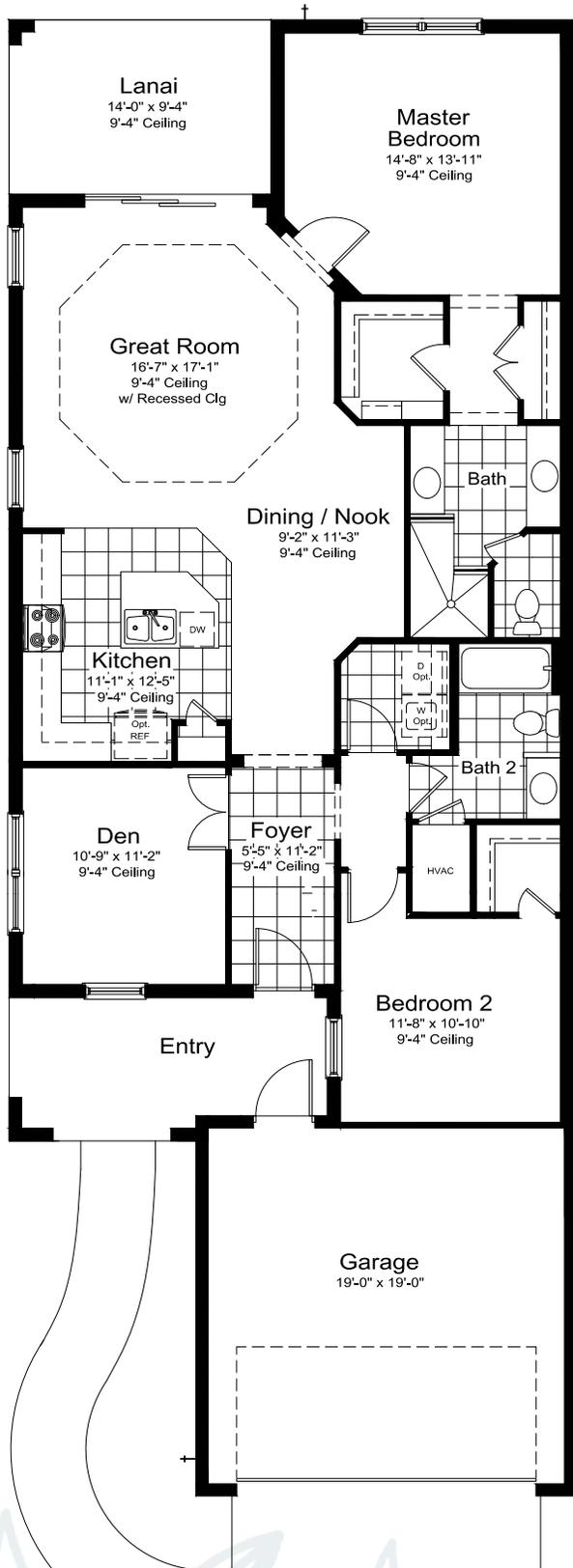
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TIDEWATER 2B

2 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,180 Sq. Ft.

Living Area 1,530 Sq. Ft. | Garage 398 Sq. Ft. | Lanai 131 Sq. Ft. | Entry 121 Sq. Ft.

Elevation T-3



PARTIAL FLOOR PLAN
ELEVATION T2

LIVING	1530 S.F.
GARAGE	398 S.F.
LANAI	131 S.F.
ENTRY	121 S.F.
TOTAL AREA	2180 S.F.

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