

Outdoor Kitchen Wall Option
** Not Available w / Pool Bath Opt **



Elevation C-1

| | | |
|--------|-------|----------------------------|
| Living | _____ | 2014 SF |
| Garage | _____ | 649 SF |
| Lanai | _____ | 212 SF |
| Entry | _____ | 160 SF |
| | | Total Area: 3035 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.



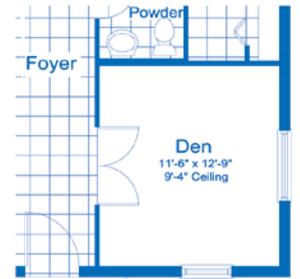
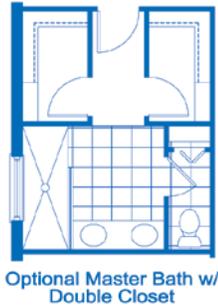
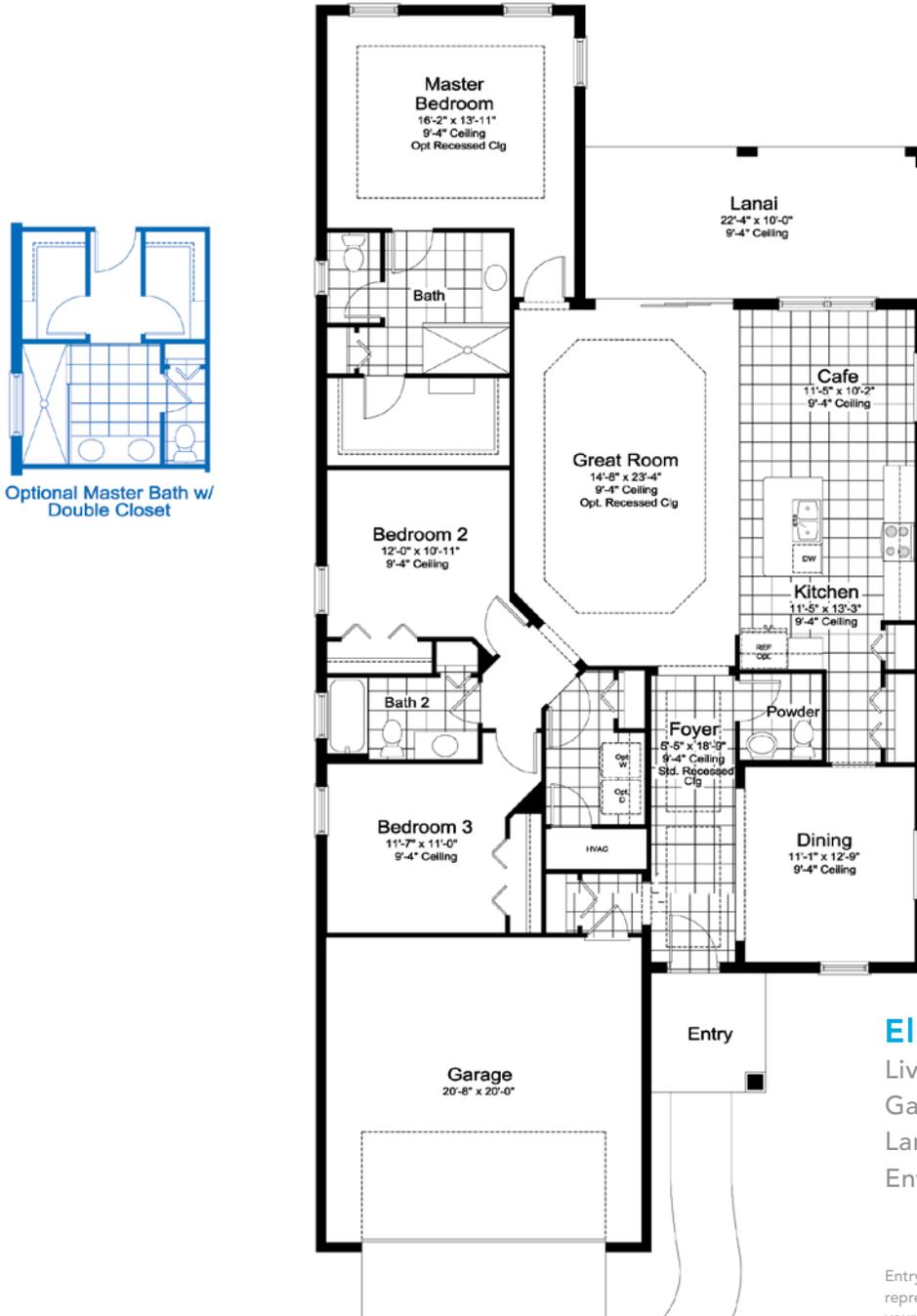
C-1



FH-2



BW-1

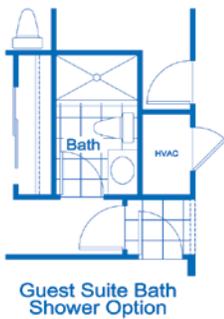
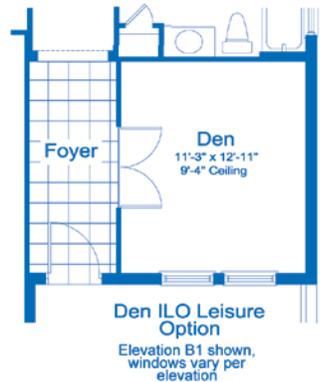
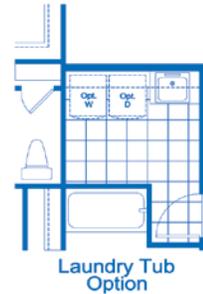
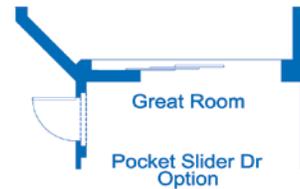
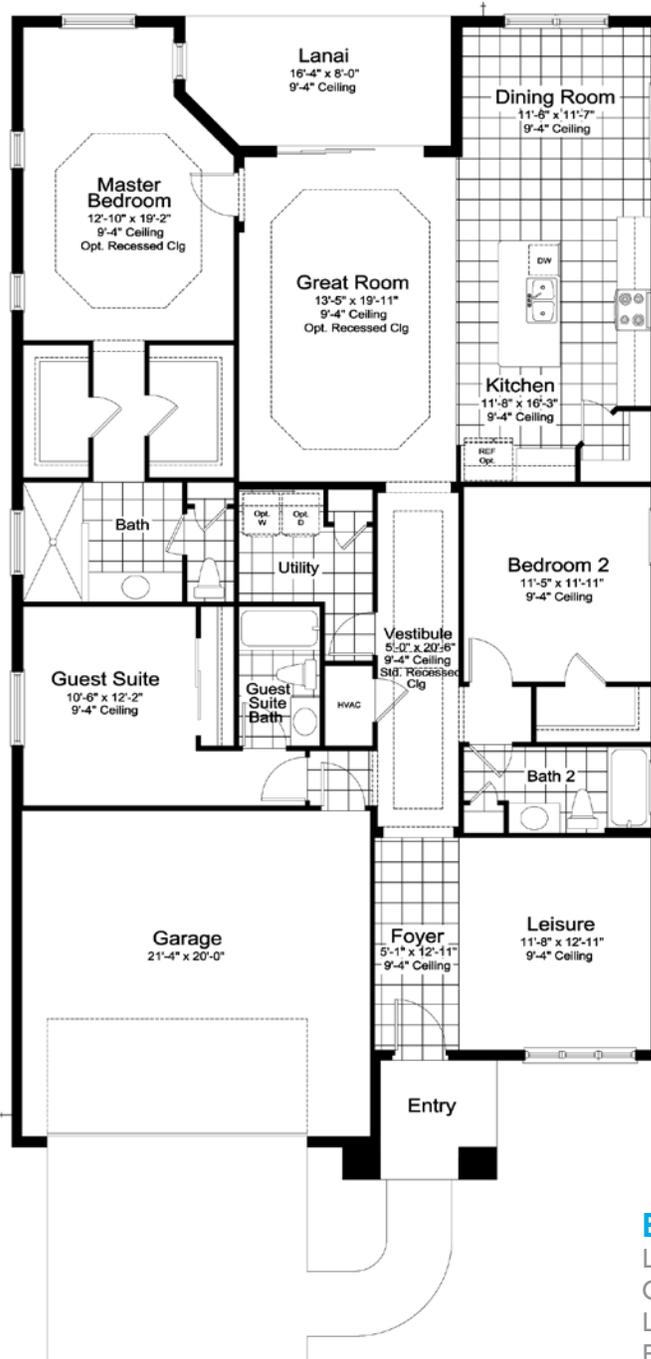


Elevation C-1

| | | |
|--------|-------|---------|
| Living | _____ | 2064 SF |
| Garage | _____ | 453 SF |
| Lanai | _____ | 223 SF |
| Entry | _____ | 59 SF |

Total Area: 2799 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.



Elevation C-1

| | |
|--------|---------|
| Living | 2110 SF |
| Garage | 460 SF |
| Lanai | 125 SF |
| Entry | 130 SF |

Total Area: 2825 SF



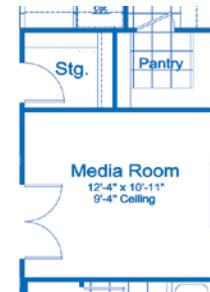
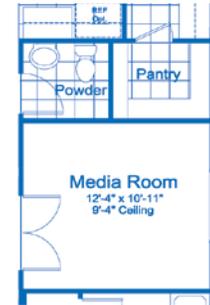
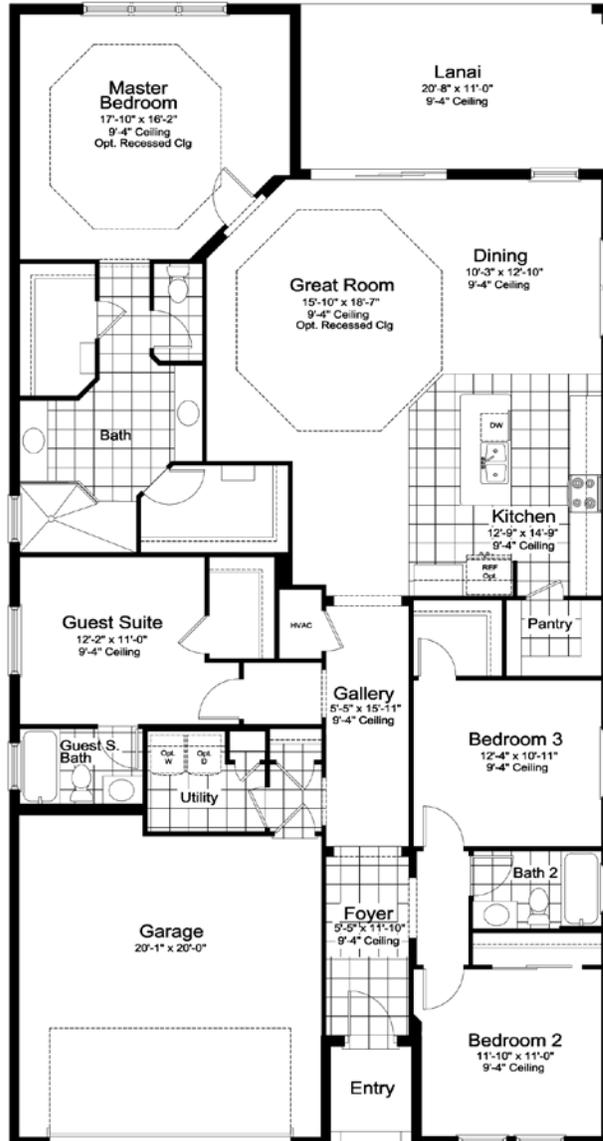
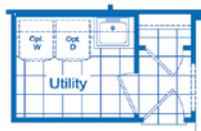
C-1



FH-1



BW-1



Elevation C-1

| | | |
|--------|-------|---------|
| Living | _____ | 2332 SF |
| Garage | _____ | 445 SF |
| Lanai | _____ | 228 SF |
| Entry | _____ | 30 SF |

Total Area: 3035 SF



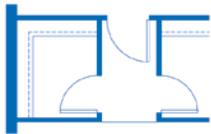
C-1



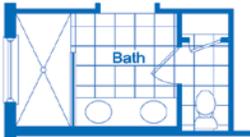
I-1



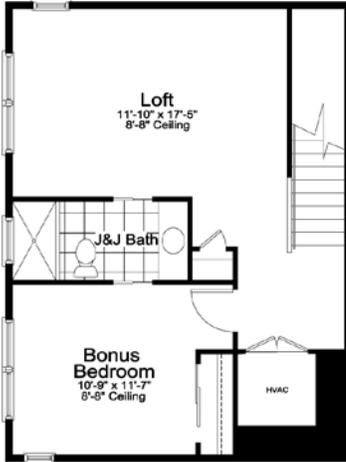
FH-1



Master Bath Door Option

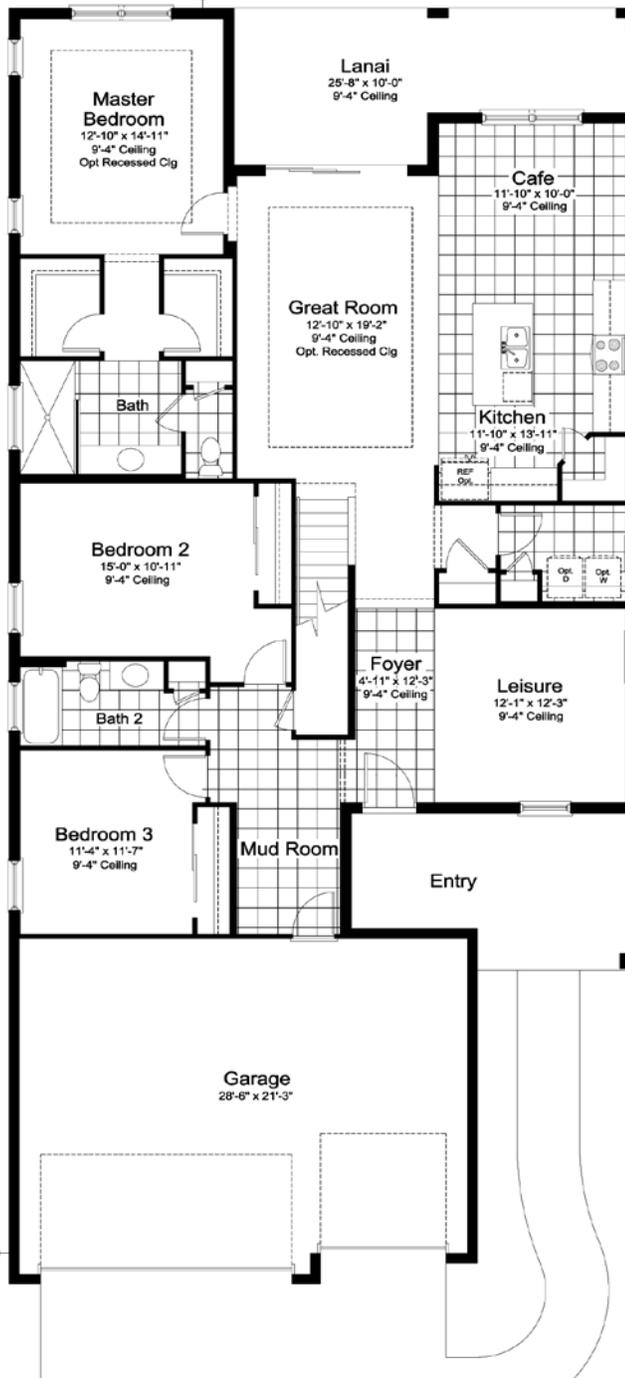


Master Bath Double Sink Option

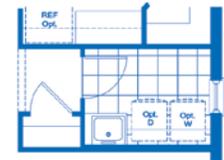


2nd Floor Floor Plan

2ND FLOOR 587 S.F.



Lanai
Outdoor Kitchen Wall Option
** Not Available w / Pool Bath Opt **



Laundry Tub Option



elevation C1 shown, windows vary per elevation

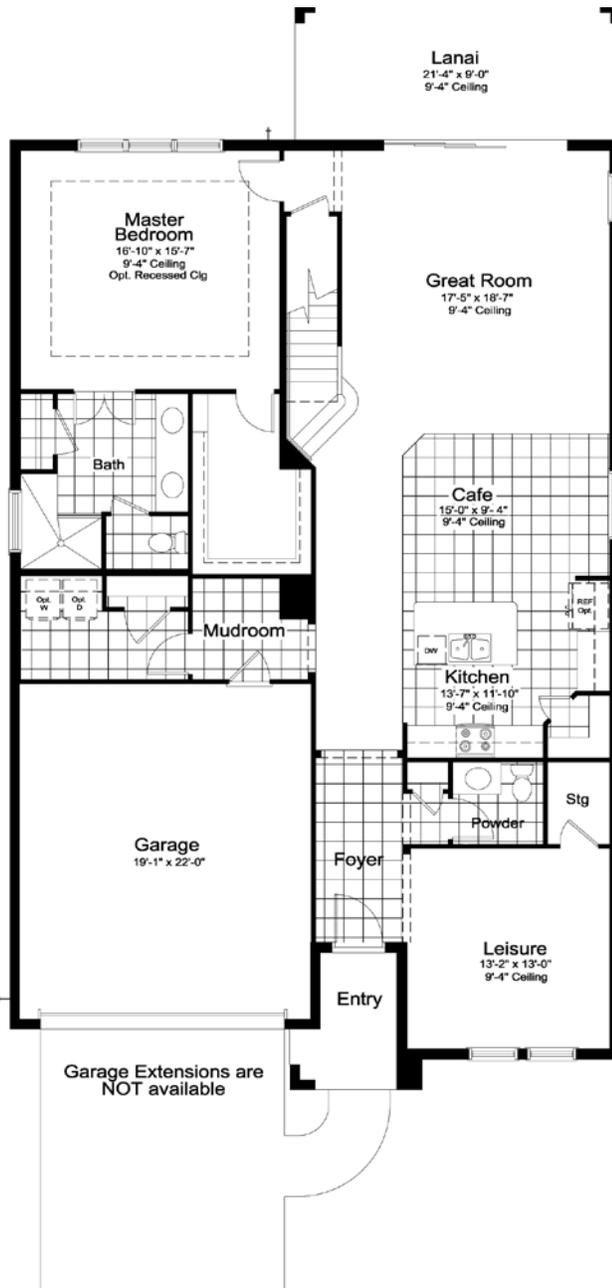
Den ILO Leisure Option

Elevation C-1

| | | |
|-----------|-------|---------|
| 1st Floor | _____ | 2014 SF |
| 2nd Floor | _____ | 587 SF |
| Living | _____ | 2601 SF |
| Garage | _____ | 649 SF |
| Lanai | _____ | 212 SF |
| Entry | _____ | 160 SF |

Total Area: 3622 SF

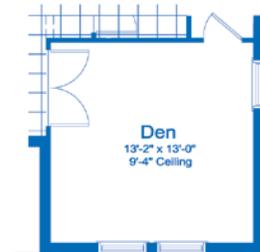
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**Upper Floor
ALL ELEVATIONS**



**Master Bath
Option**

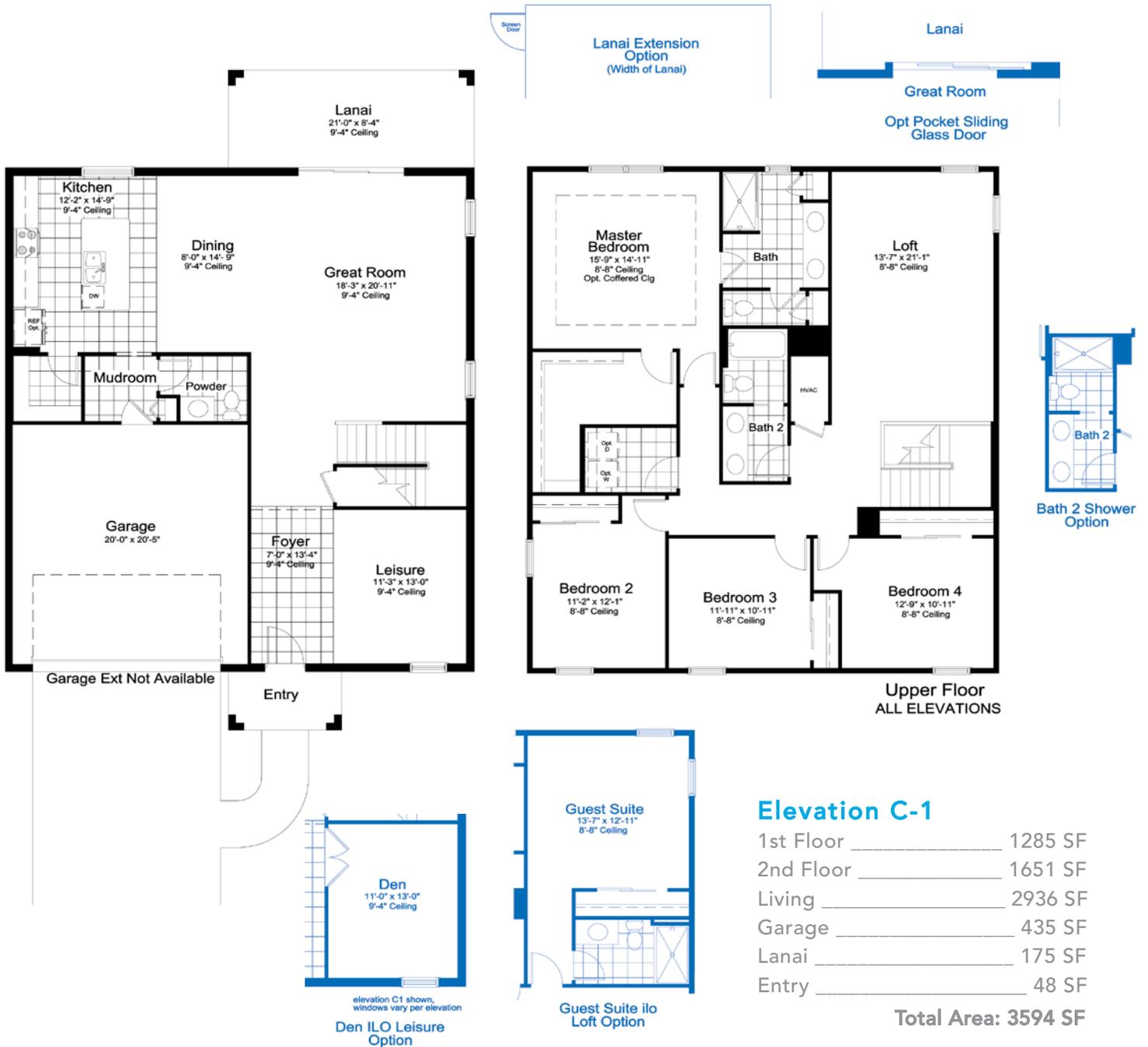


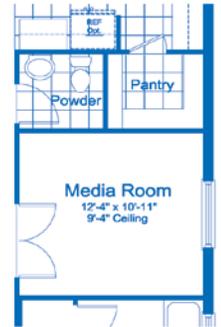
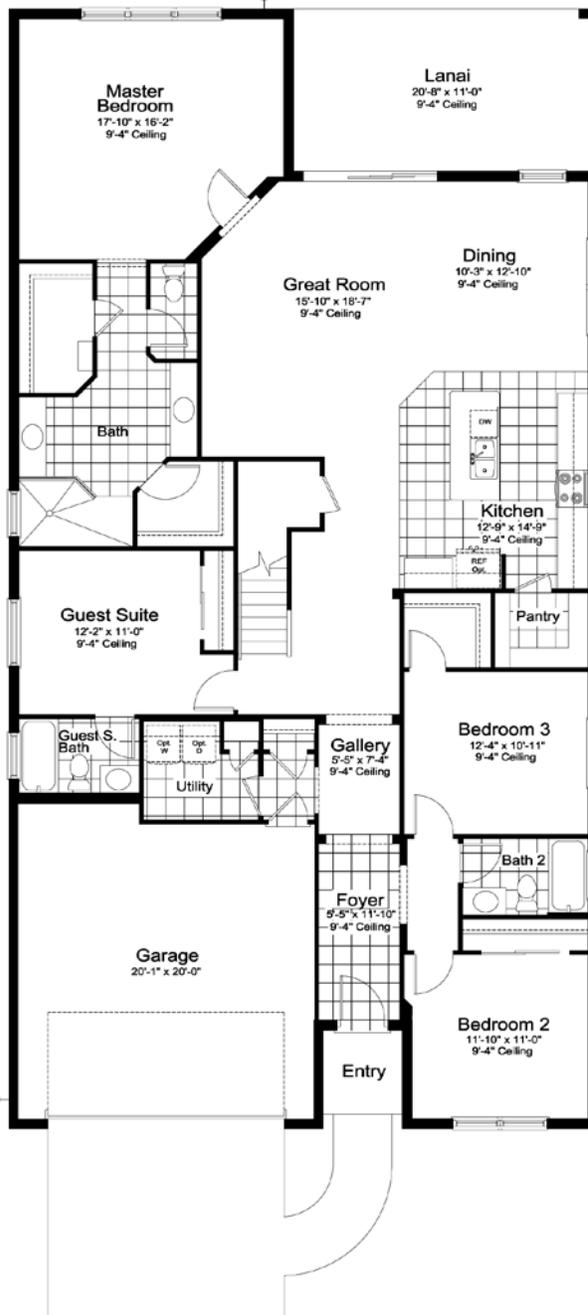
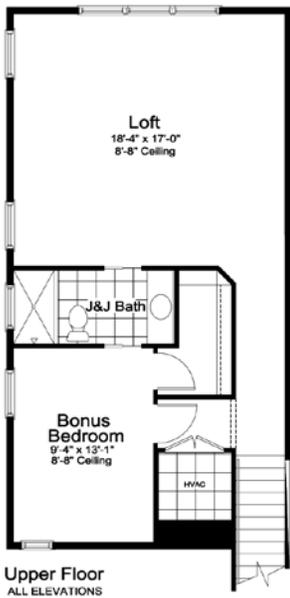
**Den ILO Leisure
Option**

Elevation BW-1

| | |
|-----------|---------|
| 1st Floor | 1890 SF |
| 2nd Floor | 842 SF |
| Living | 2732 SF |
| Garage | 450 SF |
| Lanai | 192 SF |
| Entry | 39 SF |

Total Area: 3413 SF





Elevation C-1

| | |
|-----------|---------|
| 1st Floor | 2332 SF |
| 2nd Floor | 687 SF |
| Living | 3019 SF |
| Garage | 445 SF |
| Lanai | 228 SF |
| Entry | 30 SF |

Total Area: 3722 SF



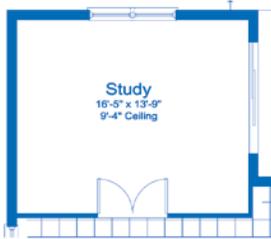
C-1



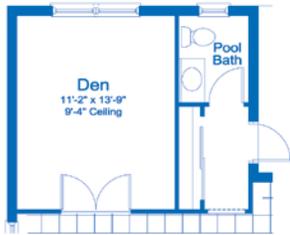
BW-1



FH-1



Opt Study ilo Leisure



Opt Den w/ Pool Bath ilo Leisure



Opt Mud Room Cabinets



Opt Shower ILO Tub (Bath 3)



Double Vanity Option (Bath 3)



Laundry Tub Option



Opt Master Bath w/ Opt Utility Room Laundry Tub

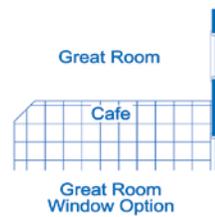
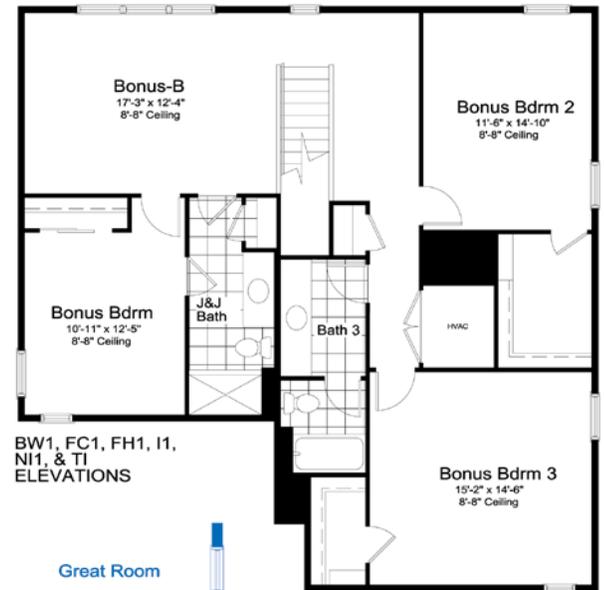
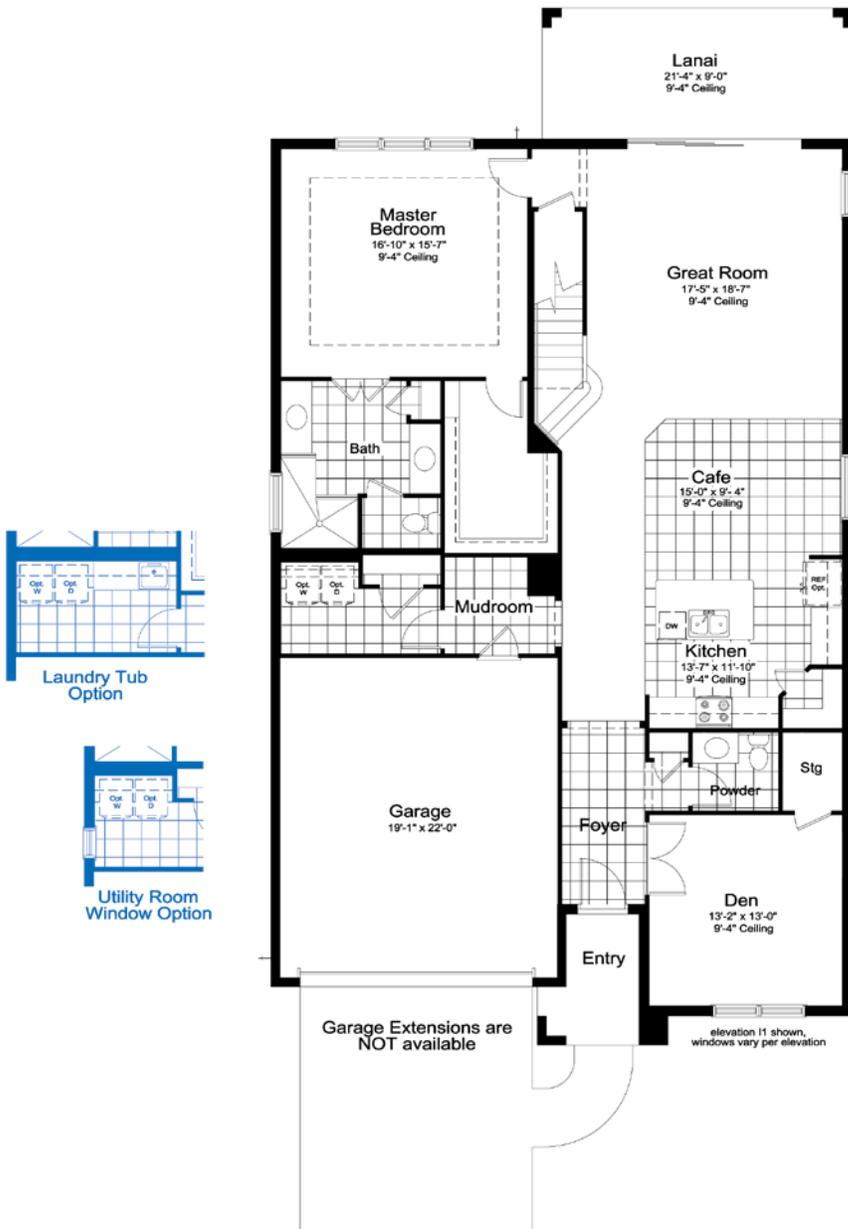
Elevation C-1

| | | |
|-----------|-------|---------|
| 1st Floor | _____ | 1674 SF |
| 2nd Floor | _____ | 1559 SF |
| Living | _____ | 3233 SF |
| Garage | _____ | 484 SF |
| Lanai | _____ | 264 SF |
| Entry | _____ | 158 SF |

Total Area: 4139 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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Elevation I-1

| | | |
|-----------|-------|---------|
| 1st Floor | _____ | 1890 SF |
| 2nd Floor | _____ | 1354 SF |
| Living | _____ | 3244 SF |
| Garage | _____ | 448 SF |
| Lanai | _____ | 192 SF |
| Entry | _____ | 57 SF |

Total Area: 3941 SF

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 all that Lakewood Ranch has to offer
- Two resort-style pools
- Childrens play area
- Residents only clubhouse with state-of-the-art fitness center
- 2 tennis courts, 8 pickleball courts and 2 dog parks
- Nature trail with fitness stations
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

Award-winning Design Features

- Choice of custom-designed Coastal, British West Indies, Farm House, and Island 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 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
- Paver entry, walk, drive and lanai
- Gutters included only at sides per plan

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 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

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

CONTINUED

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

LUXURY BATH FEATURES CONTINUED

- 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
- 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 add (White Star, Applause, Triumph & Laurel 2 are gas, Ovation and Legacy are electric)
- Energy efficient lighting per plan

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 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

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

Energy Saving Features

- Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- Vinyl windows with Low-E glass
- Aluminum sliding glass doors
- Natural gas piping per plan
- R-38 ceiling insulation

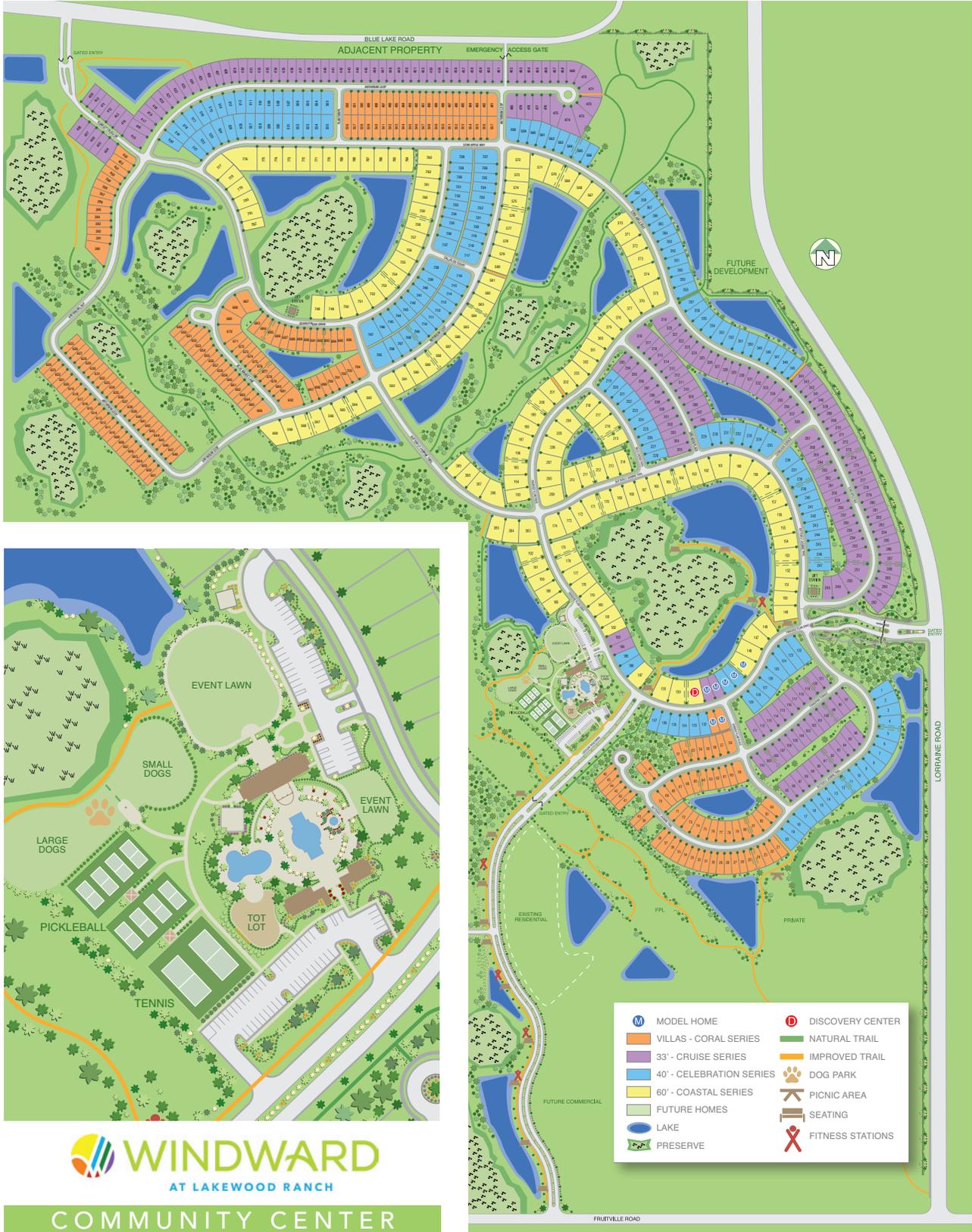


NEAL GREEN HOME FEATURES

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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CBC 1256375