

COVE SERIES



# VISTERA

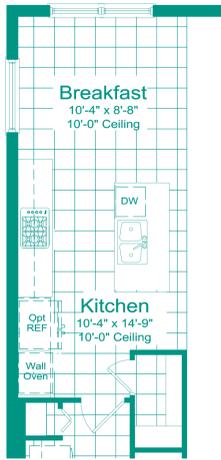
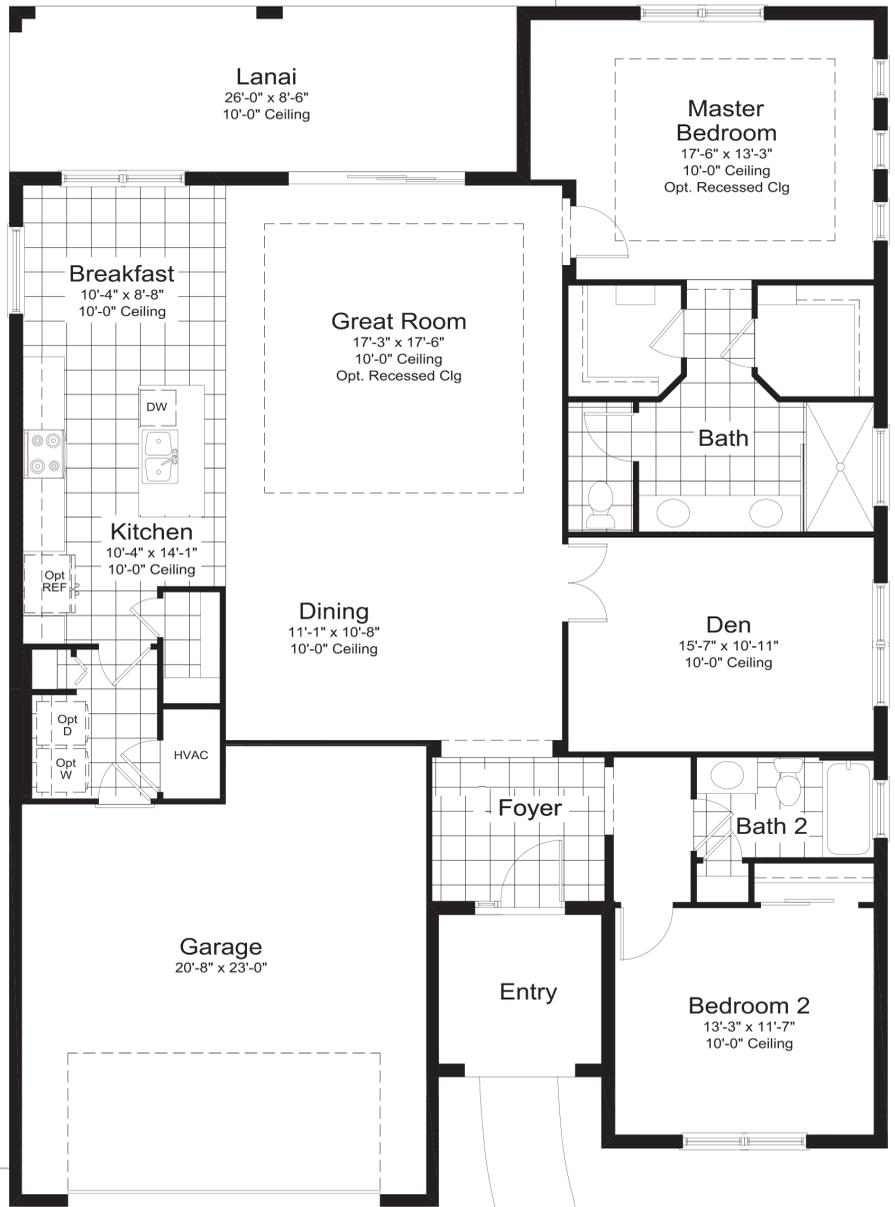
OF VENICE



**NEAL**COMMUNITIES

Where You Live Matters

# Eventide 4



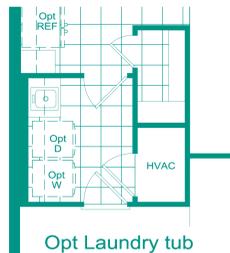
Opt Wall Oven Kitchen



Master Bath Opt Full Glass shwr encl



Bedroom 3 ILO Den Option



Opt Laundry tub



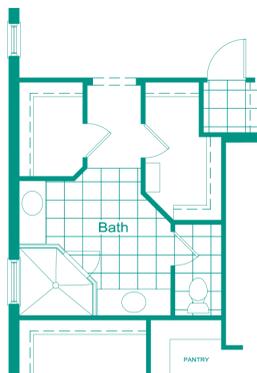
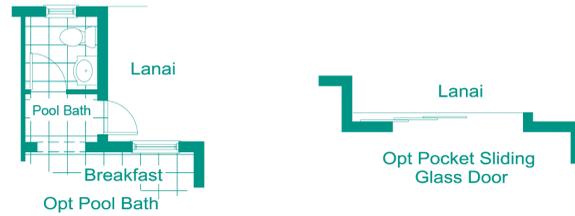
Opt Shower ILO Tub

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 M5

LIVING	1904 SF
GARAGE	481 SF
LANAI	221 SF
ENTRY	69 SF
<b>TOTAL AREA</b>	<b>2675 SF</b>

# Bright Meadow 2



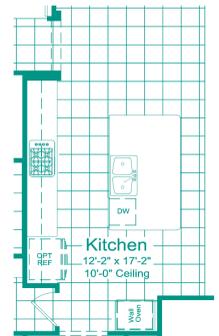
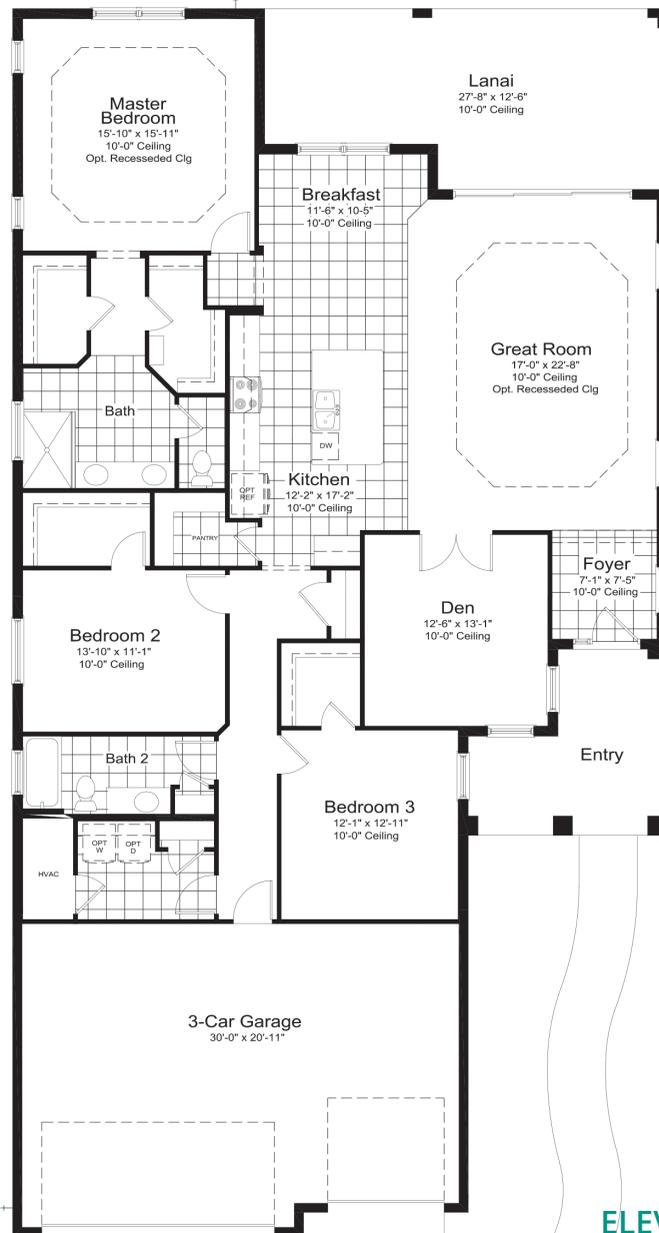
Opt Master Bath



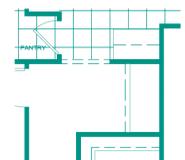
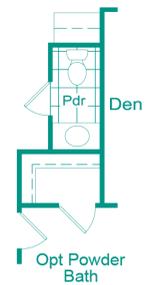
Opt Shower ILO Tub



Opt Laundry Tub



Opt Wall Oven Kitchen

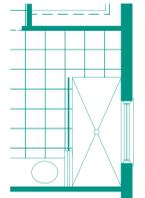


## ELEVATION M4

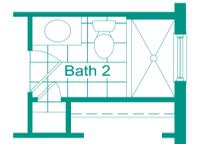
LIVING	2309 SF
GARAGE	657 SF
LANAI	308 SF
ENTRY	138 SF
<b>TOTAL AREA</b>	<b>3412 SF</b>

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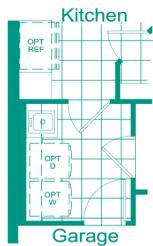
# Endless Summer 4



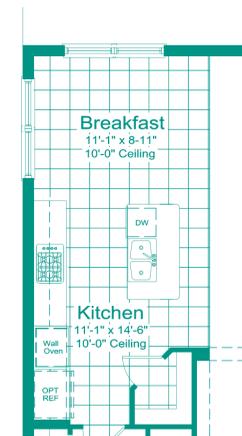
Master Bath Opt Full Glass shwr encl



Opt Shower ILO Tub



Opt Laundry Tub



Opt Wall Oven Kitchen

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## ELEVATION M4, T1 & T3

LIVING	2207 SF
GARAGE	477 SF
LANAI	225 SF
ENTRY	68 SF
<b>TOTAL AREA</b>	<b>3412 SF</b>

# Harvest 3



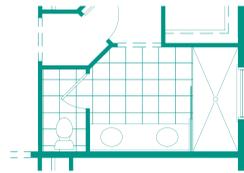
M1



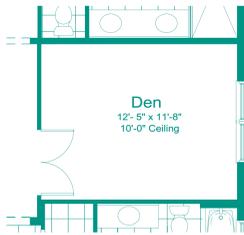
T1



T2



Master Bath Opt  
Full Glass shwr encl



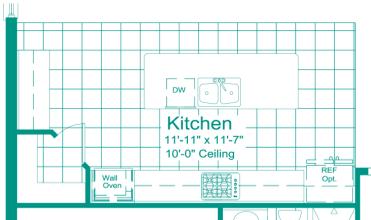
Den  
12'-5" x 11'-8"  
10'-0" Ceiling



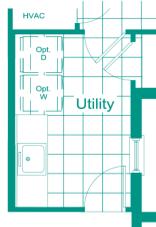
Optional Den ilo  
Bed 3



Bath 2 Shower  
Option



Wall Oven Kitchen  
Option



Laundry Tub  
Option



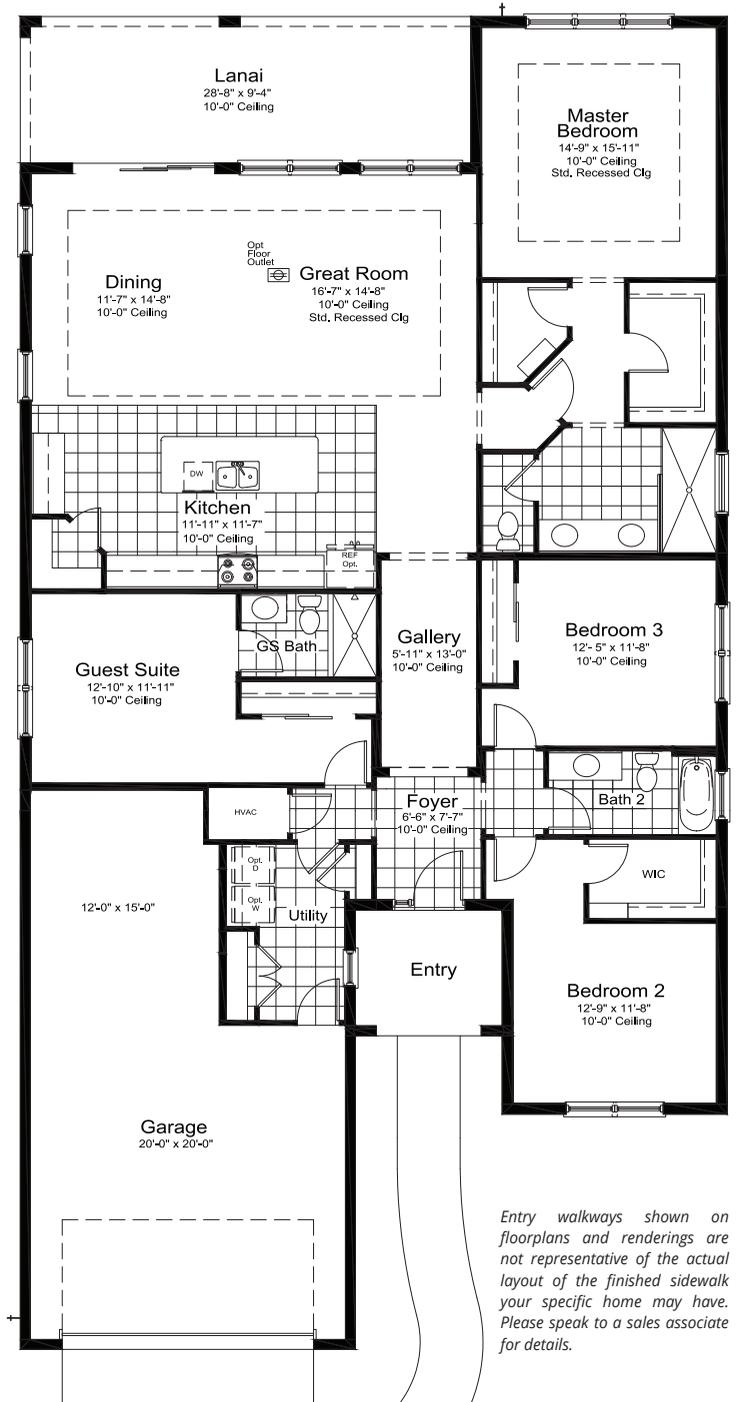
Lanai  
28'-8" x 9'-4"  
10'-0" Ceiling

Opt Dbl Pocket Sliding  
Glass Door  
(Not available w/ Pool Bath Opt)



Lanai  
22'-0" x 9'-4"  
10'-0" Ceiling

Opt Pool Bath w/ Pocket  
Sliding Glass Door



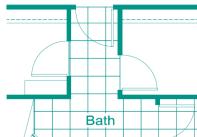
Entry walkways shown on floorplans and renderings are not representative of the actual layout of the finished sidewalk your specific home may have. Please speak to a sales associate for details.

## ELEVATION M1 & T1

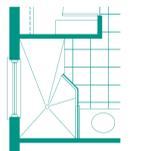
LIVING	2456 SF
GARAGE	626 SF
LANAI	268 SF
ENTRY	75 SF
<b>TOTAL AREA</b>	<b>3425 SF</b>

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# Sea Mist



Master Bath Door Option



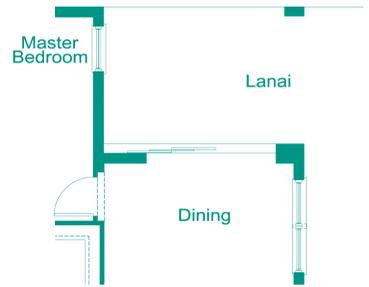
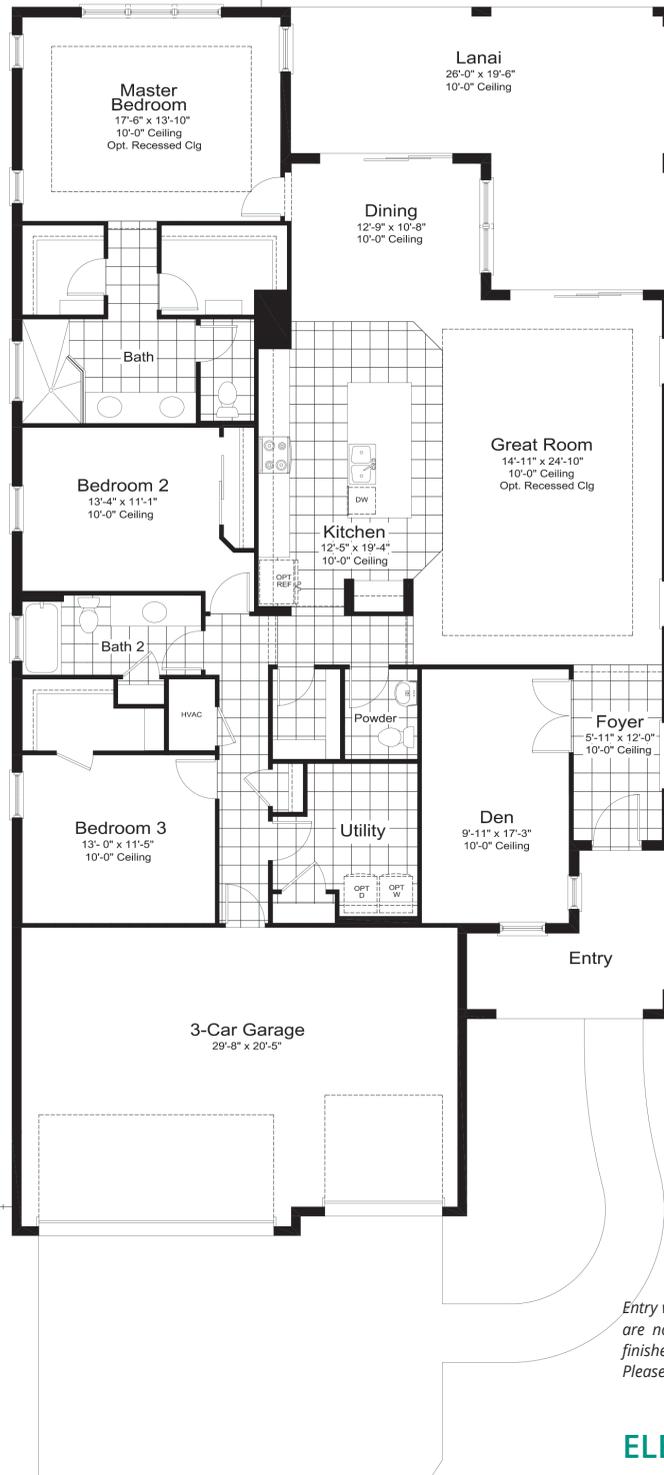
Master Bath Opt Full Glass shwr encl



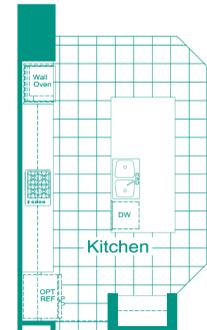
Bath 2 Shower Option



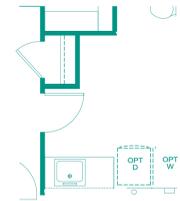
Bath 2 Jack and Jill Option



Opt Pocket Sliding Glass Door



Wall Oven Kitchen Option



Laundry Tub Option

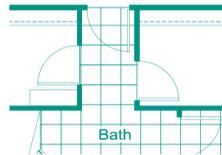
Entry walkways shown on floorplans and renderings are not representative of the actual layout of the finished sidewalk your specific home may have. Please speak to a sales associate for details.

## ELEVATION M1, T1 & T2

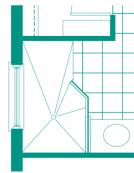
LIVING	2427 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
<b>TOTAL AREA</b>	<b>3558 SF</b>

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# Ocean Front



Master Bath Door Option



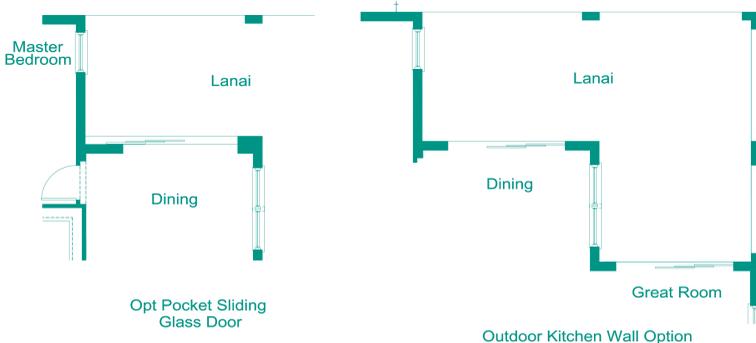
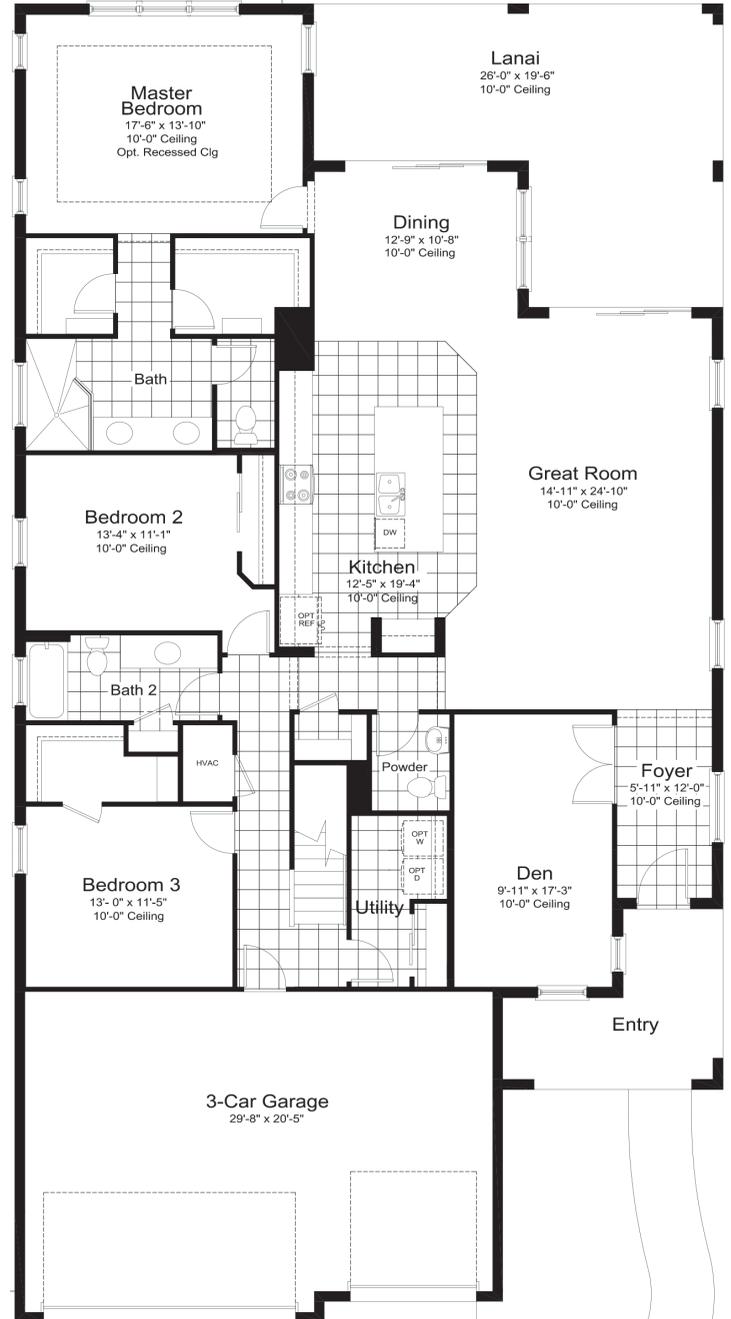
Master Bath Opt Full Glass shwr encl



Bath 2 Shower Option



Bath 2 Jack and Jill Option

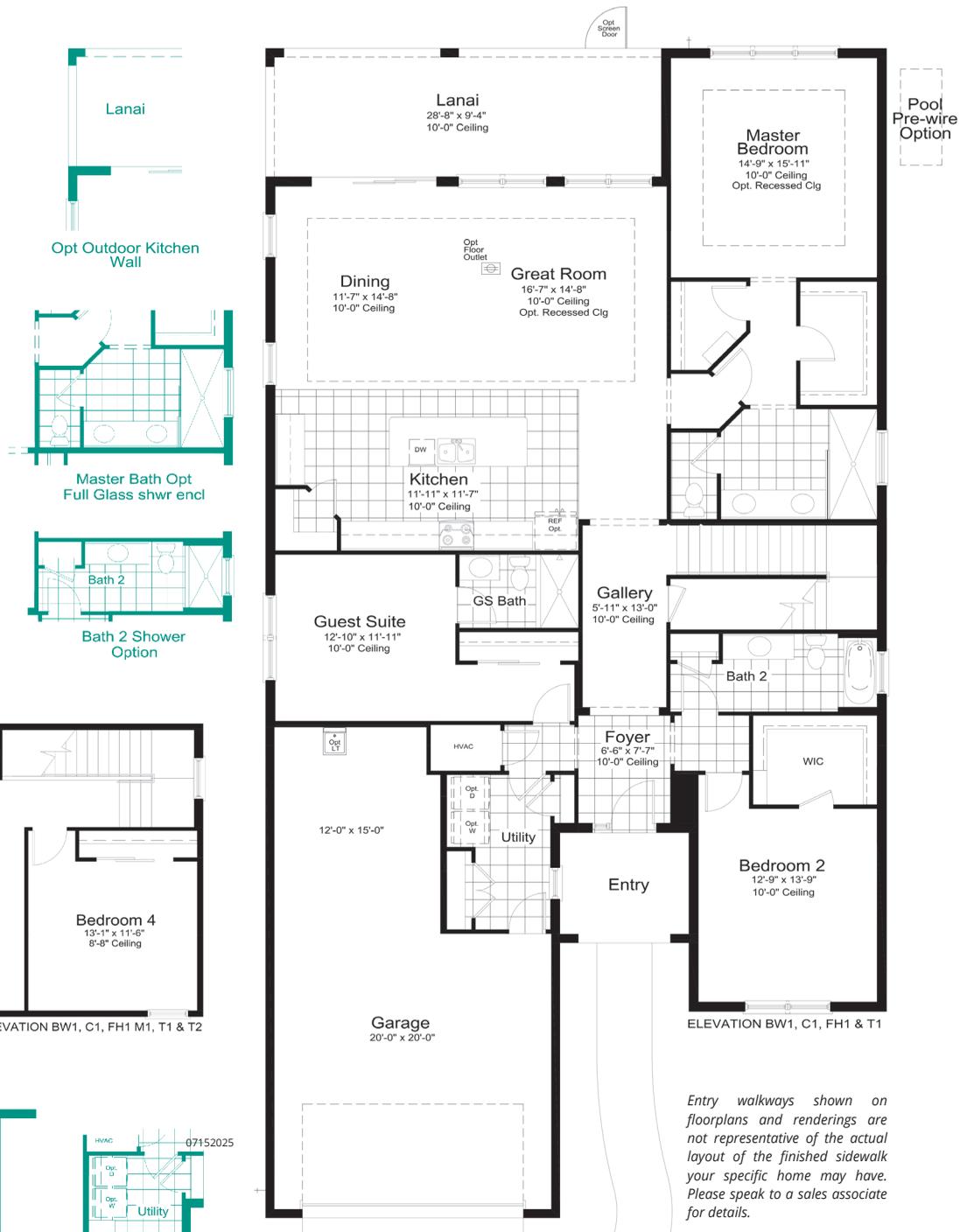


## ELEVATION M1 & T1

LIVING	3156 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
<b>TOTAL AREA</b>	<b>4287 SF</b>

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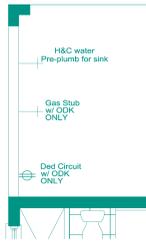
# Festival



## ELEVATION M1 & T1

LIVING	3393 SF
GARAGE	626 SF
LANAI	268 SF
ENTRY	75 SF
<b>TOTAL AREA</b>	<b>4362 SF</b>

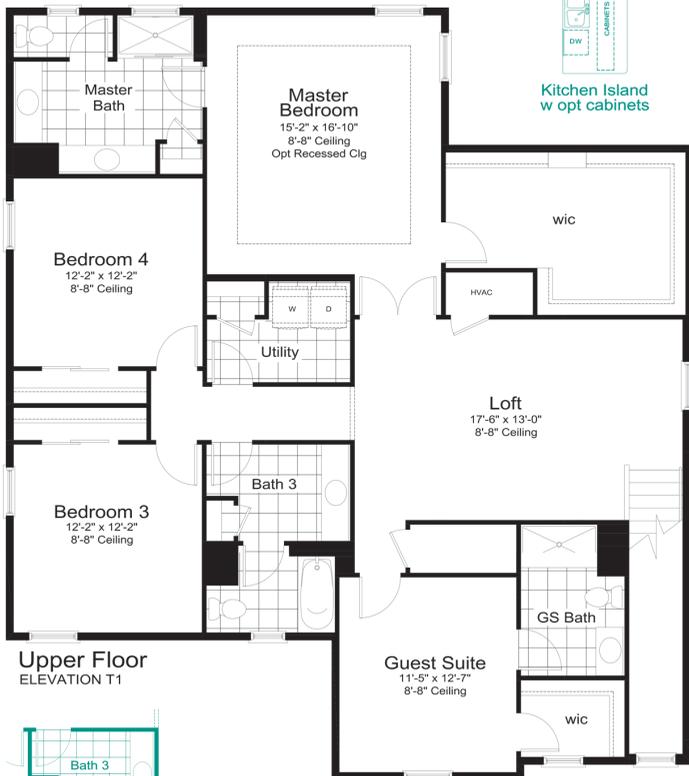
# Sea Glass



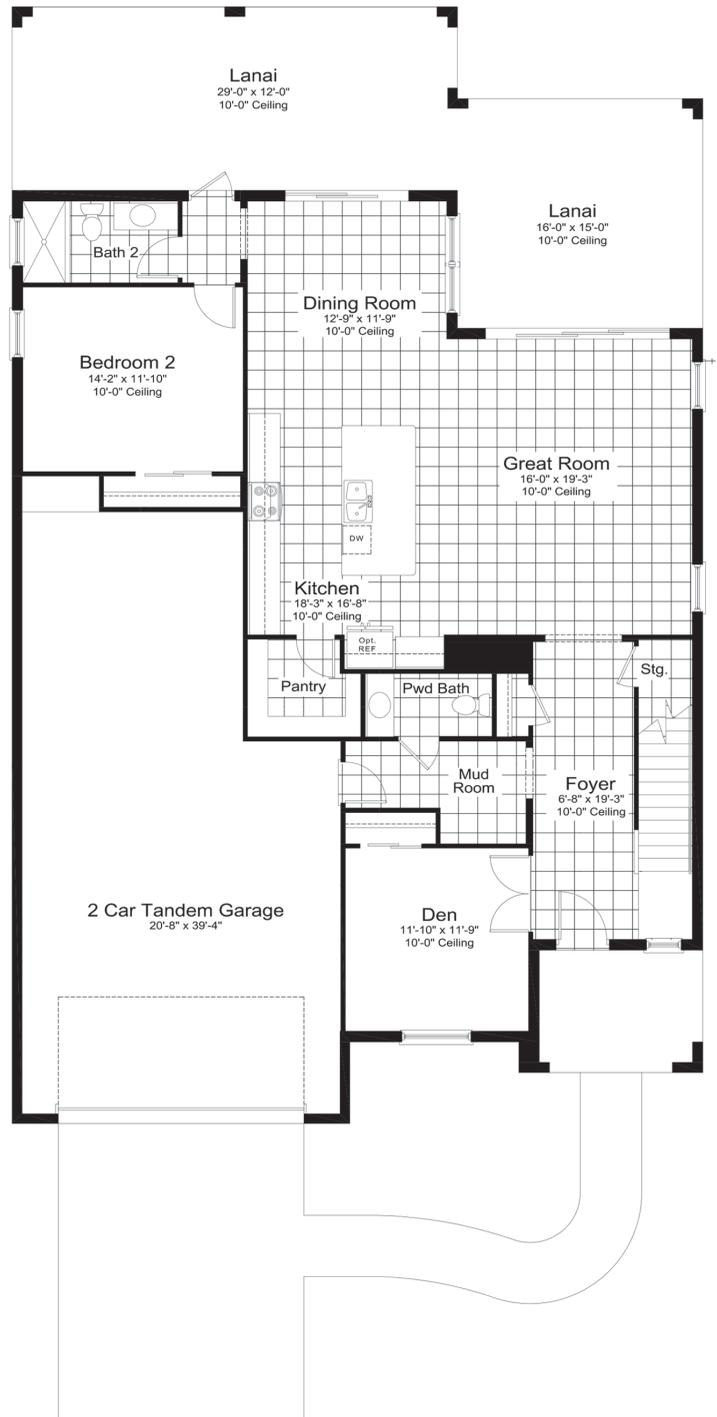
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



Kitchen Island w opt cabinets



Upper Floor  
ELEVATION T1



## ELEVATION T1 & T2

LIVING	3483 SF
GARAGE	776 SF
LANAI	588 SF
ENTRY	64 SF
<b>TOTAL AREA</b>	<b>4911 SF</b>

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# COVE SERIES – INCLUDED FEATURES



## VISTERA OF VENICE

### SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 50 years of building award-winning homes
- Over 100 successful communities with more than 27,000 homes sold
- 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

- Located just 2 miles east of I-75 in North Venice
- Easy access to the area's best beaches, local schools, shopping and restaurants
- Gated entry
- State of the art fitness center
- Beach entry pool and lounge area with cabanas
- Expansive outdoor spaces including a grilling area
- Screened game room

### AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Mediterranean and Tuscan elevations
- Decorative architectural details and shutters (per plan)
- Designer-curated exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding and accents (per plan)

### LUXURY FEATURES

- Coffered ceiling in master bedroom (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 & pendant light in covered entry
- Professionally landscaped home sites, including mulch
- Automatic irrigation system

### 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

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### 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
-

# INCLUDED FEATURES (CONT.)

## QUALITY KITCHEN FEATURES – CONTINUED

- 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

## 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
- 50 gallon gas water heater and electric heat pump
- 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



**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

# HOMESITES

Neal Communities is excited to offer both attached villas and single family homes at Vistera. With a variety of architectural styles and tastefully selected color palettes, you are sure to find your dream home with us. We can't wait to welcome you home!

-  MODEL HOME
-  PARKING
-  VILLAS
-  COVE SERIES




## VISTERA OF VENICE

309 Vistera Boulevard, Nokomis, Florida 34275  
941.216.1556

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Product selections can change at any time due to availability in the current marketplace.  CBC1256375 / 09082023