

COVE SERIES



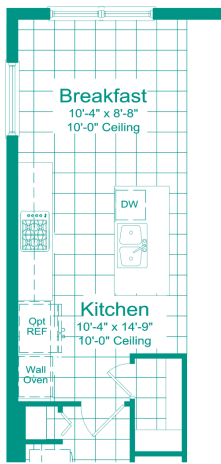
VISTERA
OF VENICE



NEALCOMMUNITIES

Where You Live Matters

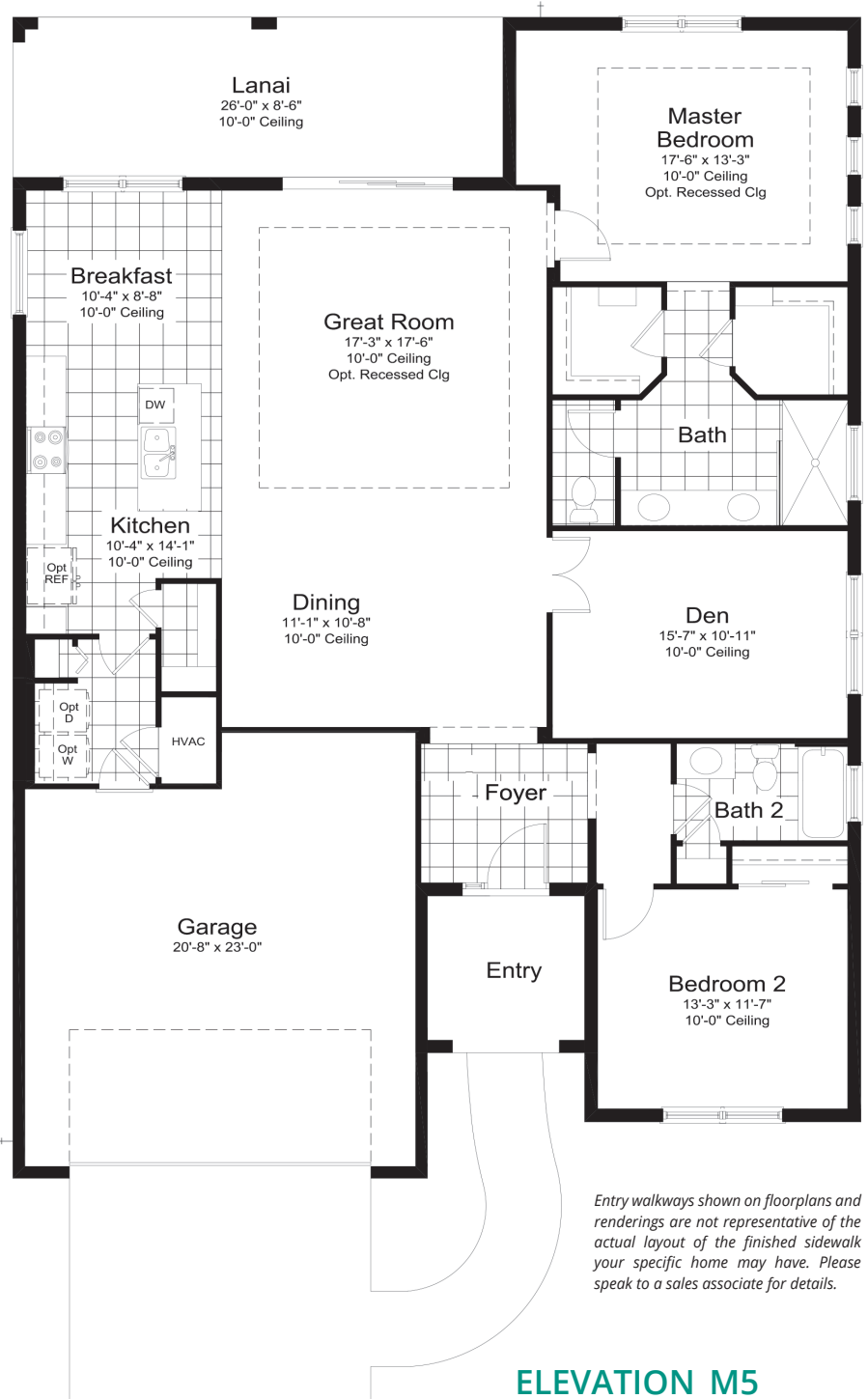
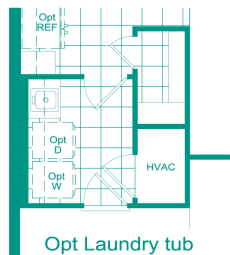
Eventide 4



Opt Wall Oven Kitchen



Bedroom 3 ILO Den Option

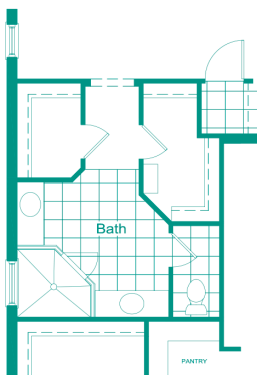


Entry walkways shown on floorplans and renderings are not representative of the actual layout of the finished sidewalk your specific home may have. Please speak to a sales associate for details.

ELEVATION M5

LIVING	1904 SF
GARAGE	481 SF
LANAI	221 SF
ENTRY	69 SF
TOTAL AREA	2675 SF

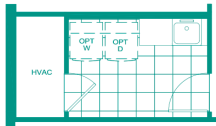
Bright Meadow 2



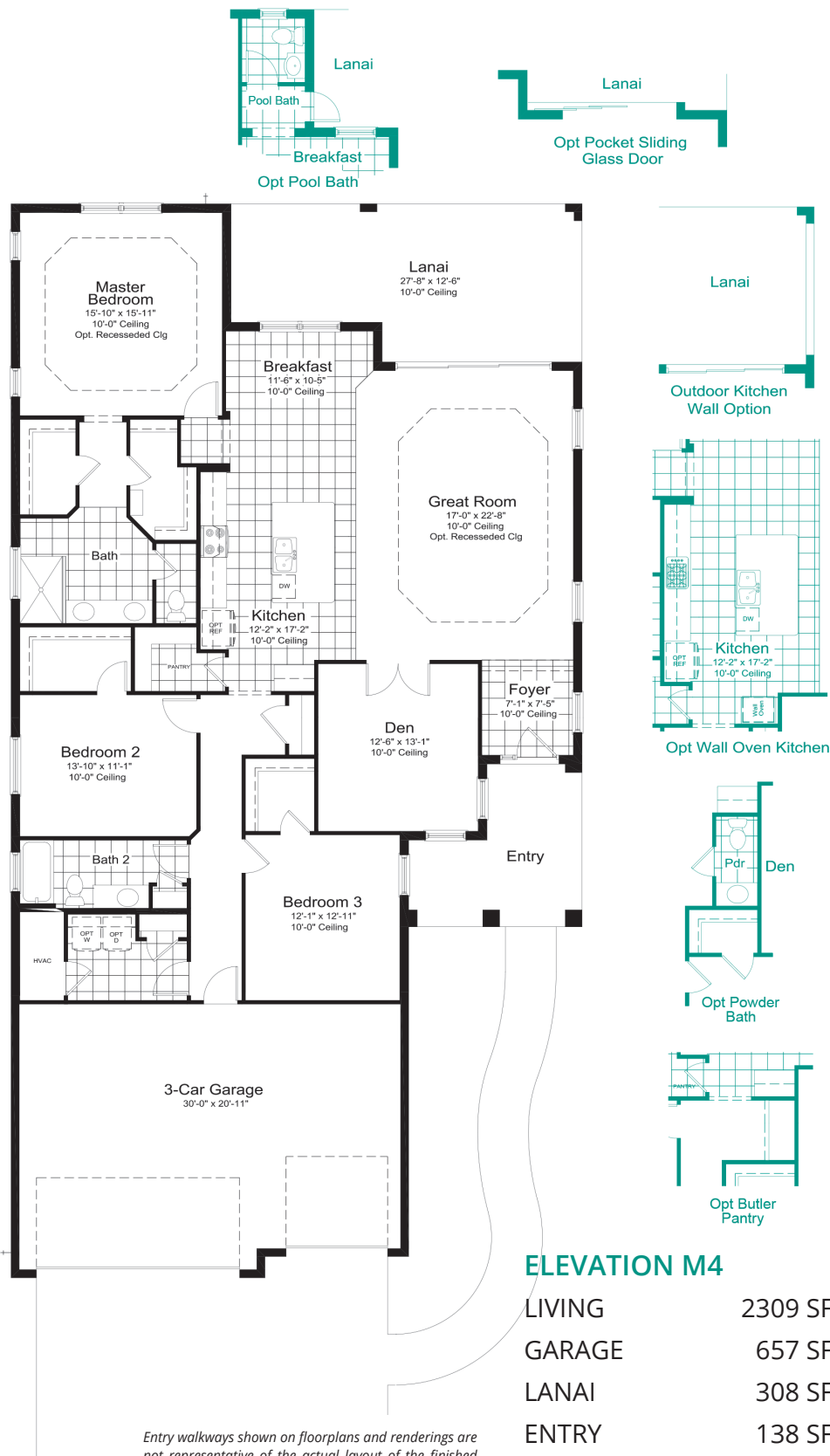
Opt Master Bath



Opt Shower ILO Tub

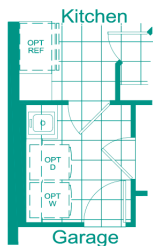


Opt Laundry Tub

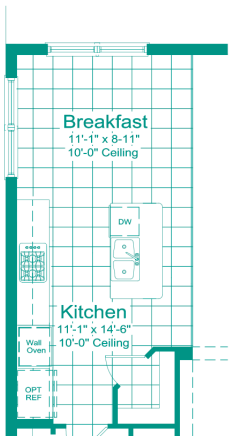


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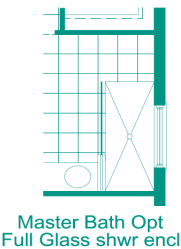
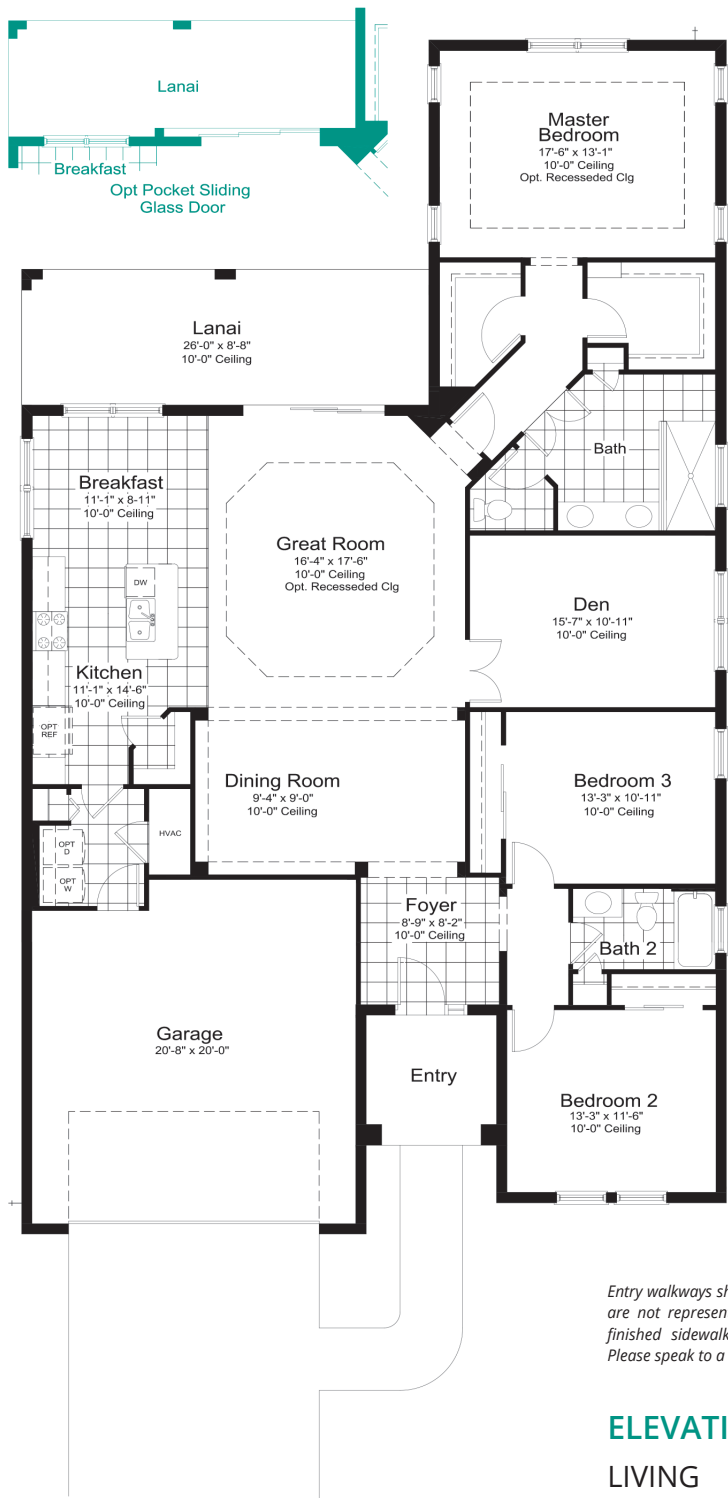
Endless Summer 4



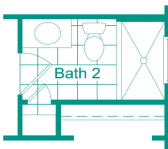
Opt Laundry Tub



Opt Wall Oven Kitchen



Master Bath Opt Full Glass shwr encl

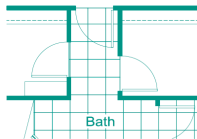


Opt Shower ILO Tub

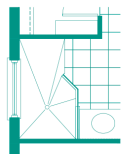
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ELEVATION M4, T1 & T3	
LIVING	2207 SF
GARAGE	477 SF
LANAI	225 SF
ENTRY	68 SF
TOTAL AREA	3412 SF

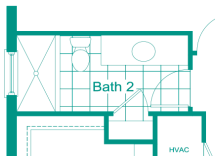
Sea Mist



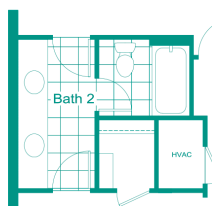
Master Bath Door Option



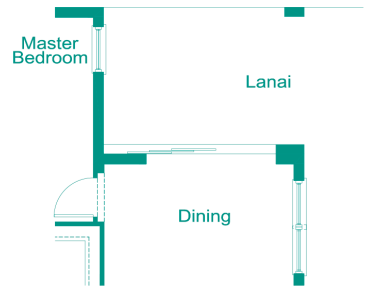
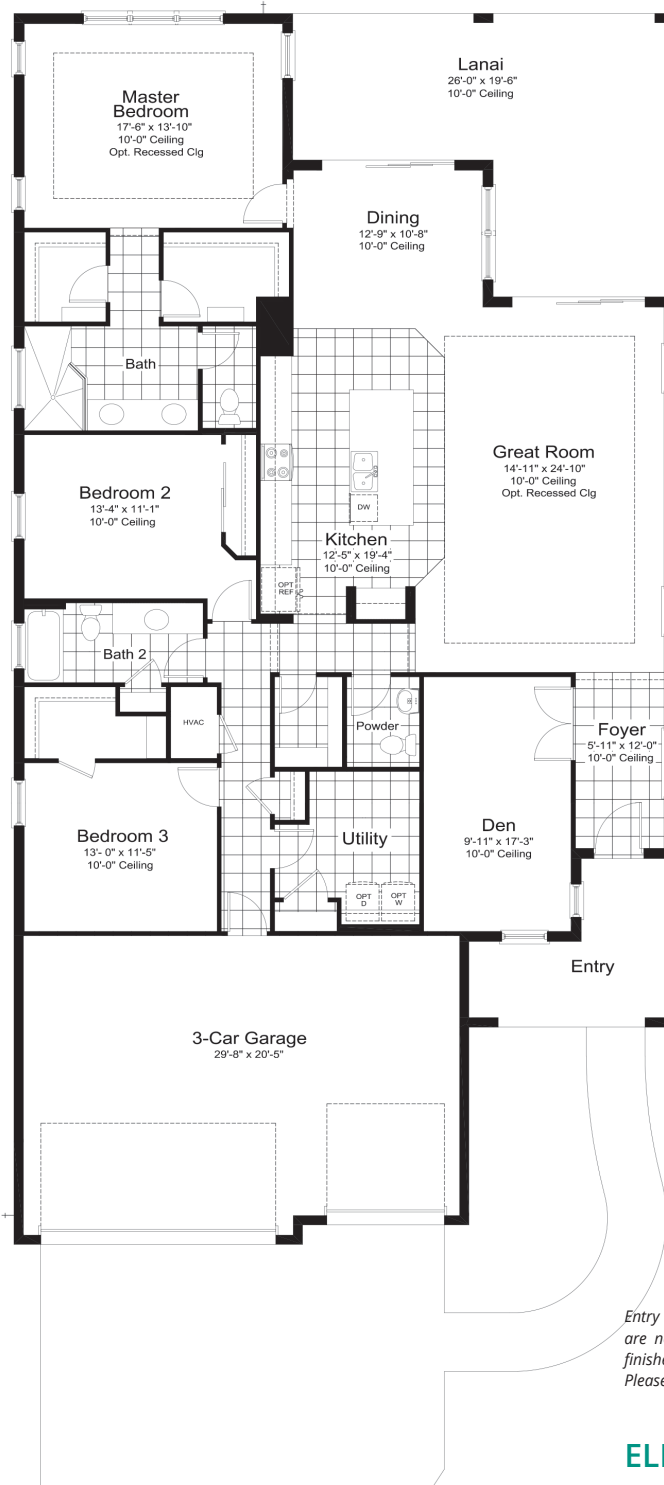
Master Bath Opt Full Glass shower enclosure



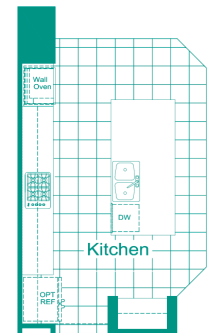
Bath 2 Shower Option



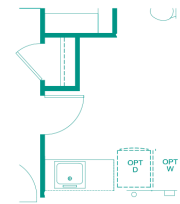
Bath 2 Jack and Jill Option



Opt Pocket Sliding Glass Door



Wall Oven Kitchen Option



Laundry Tub Option

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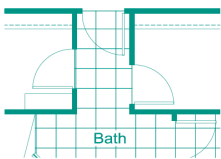
ELEVATION M1, T1 & T2

LIVING	2427 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
TOTAL AREA	3558 SF

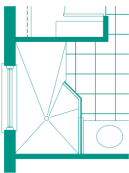
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Product selections can change at any time due to availability in the current marketplace. CBC1256375 / 07152025

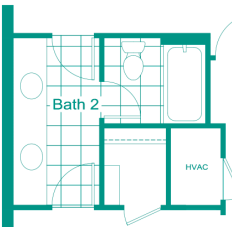
Ocean Front



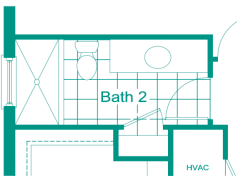
Master Bath Door Option



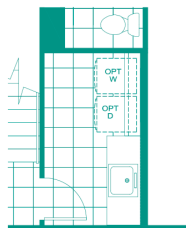
Master Bath Opt Full Glass shwr encl



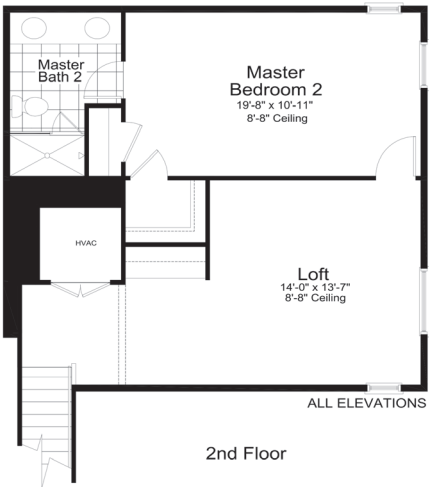
Bath 2 Jack and Jill Option



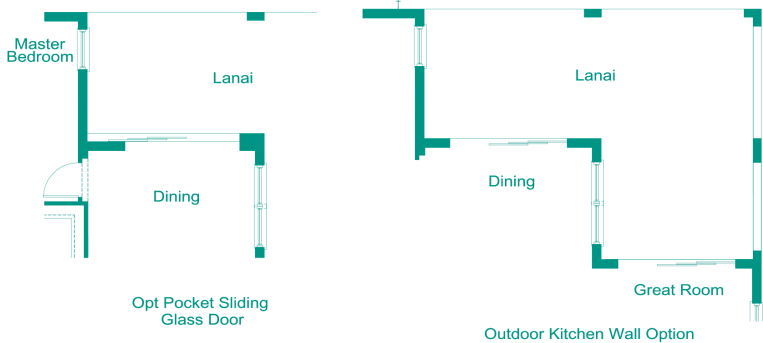
Bath 2 Shower Option



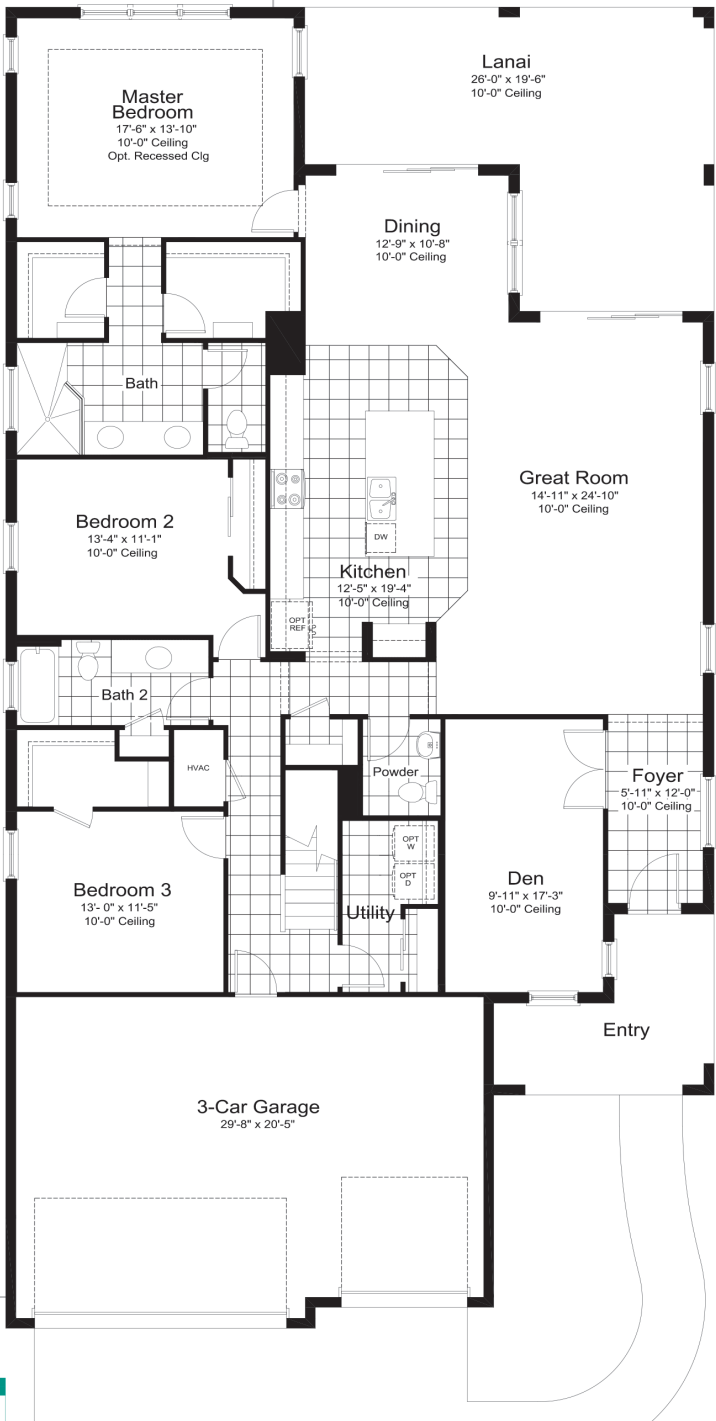
Laundry Tub Option



2nd Floor



Outdoor Kitchen Wall Option

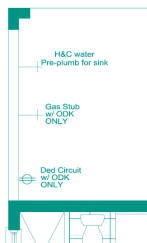


ELEVATION T1

LIVING	3156 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
TOTAL AREA	4287 SF

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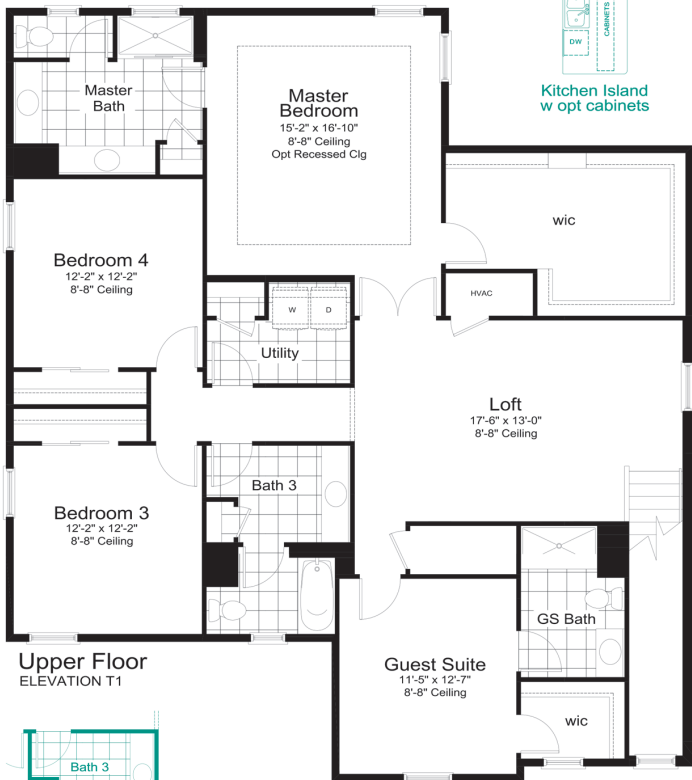
Sea Glass



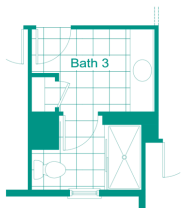
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



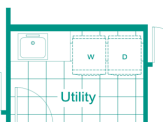
Kitchen Island w opt cabinets



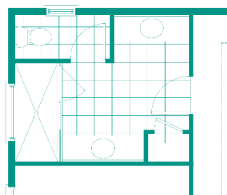
Upper Floor
ELEVATION T1



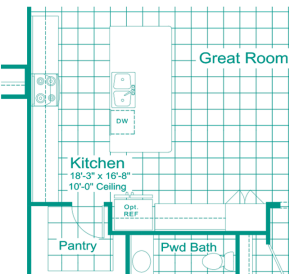
Bath 3 Shower
Option



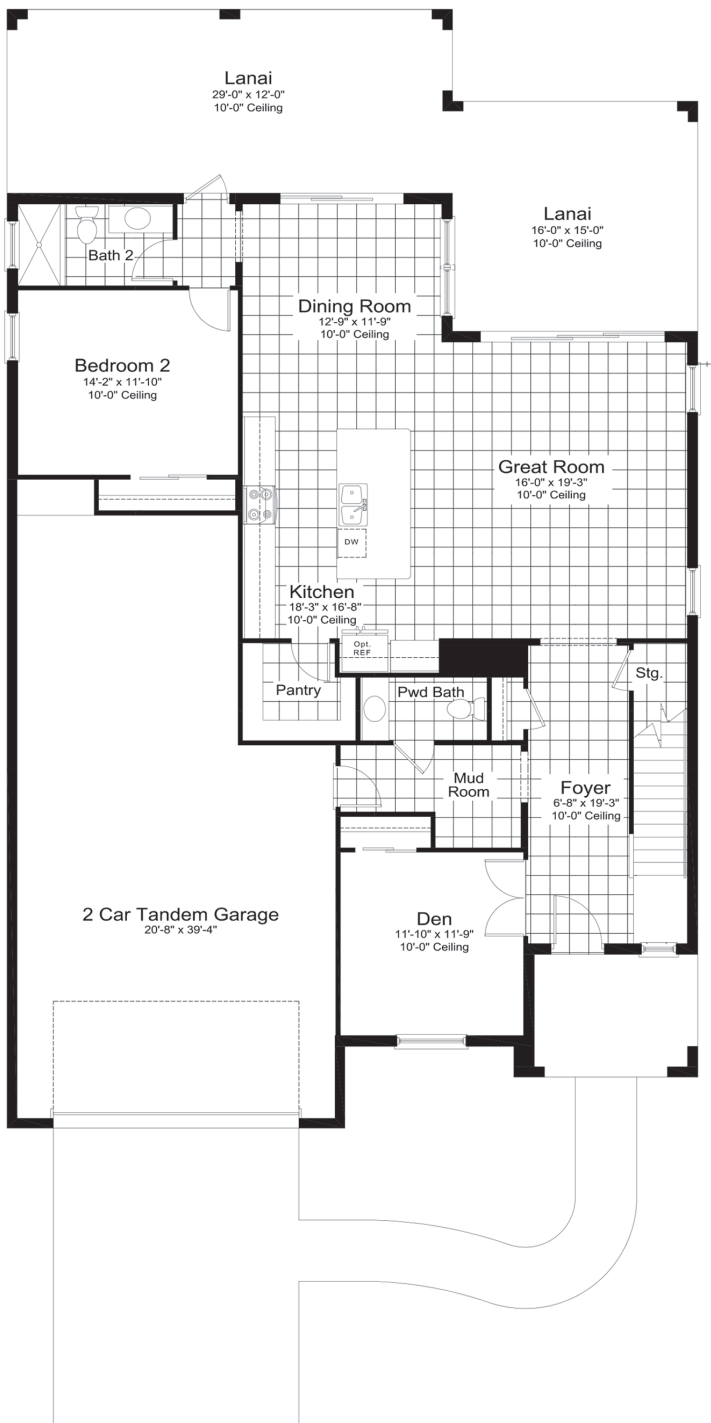
Laundry Tub
Option



Optional
Master Bath



Kitchen Extended
Cabinets Opt



ELEVATION T1 & T2

LIVING	3483 SF
GARAGE	776 SF
LANAI	588 SF
ENTRY	64 SF
TOTAL AREA	4911 SF

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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

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



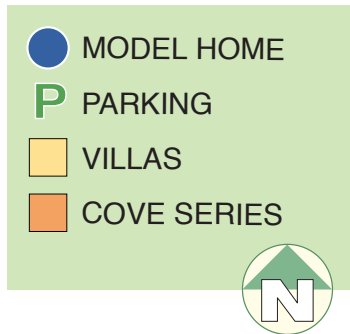
NEAL GREEN HOME FEATURES

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 Visterra. 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!



VISTERRA OF VENICE

309 Visterra Boulevard, Nokomis, Florida 34275
941.216.1556

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