

COVE SERIES



# VISTERA

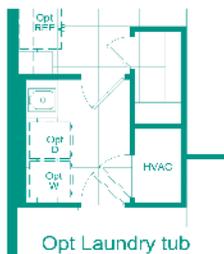
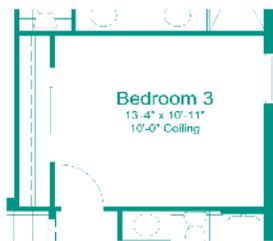
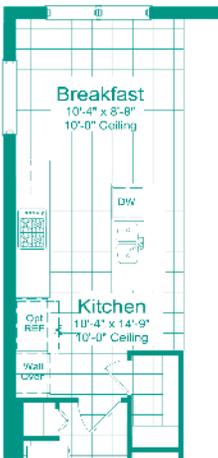
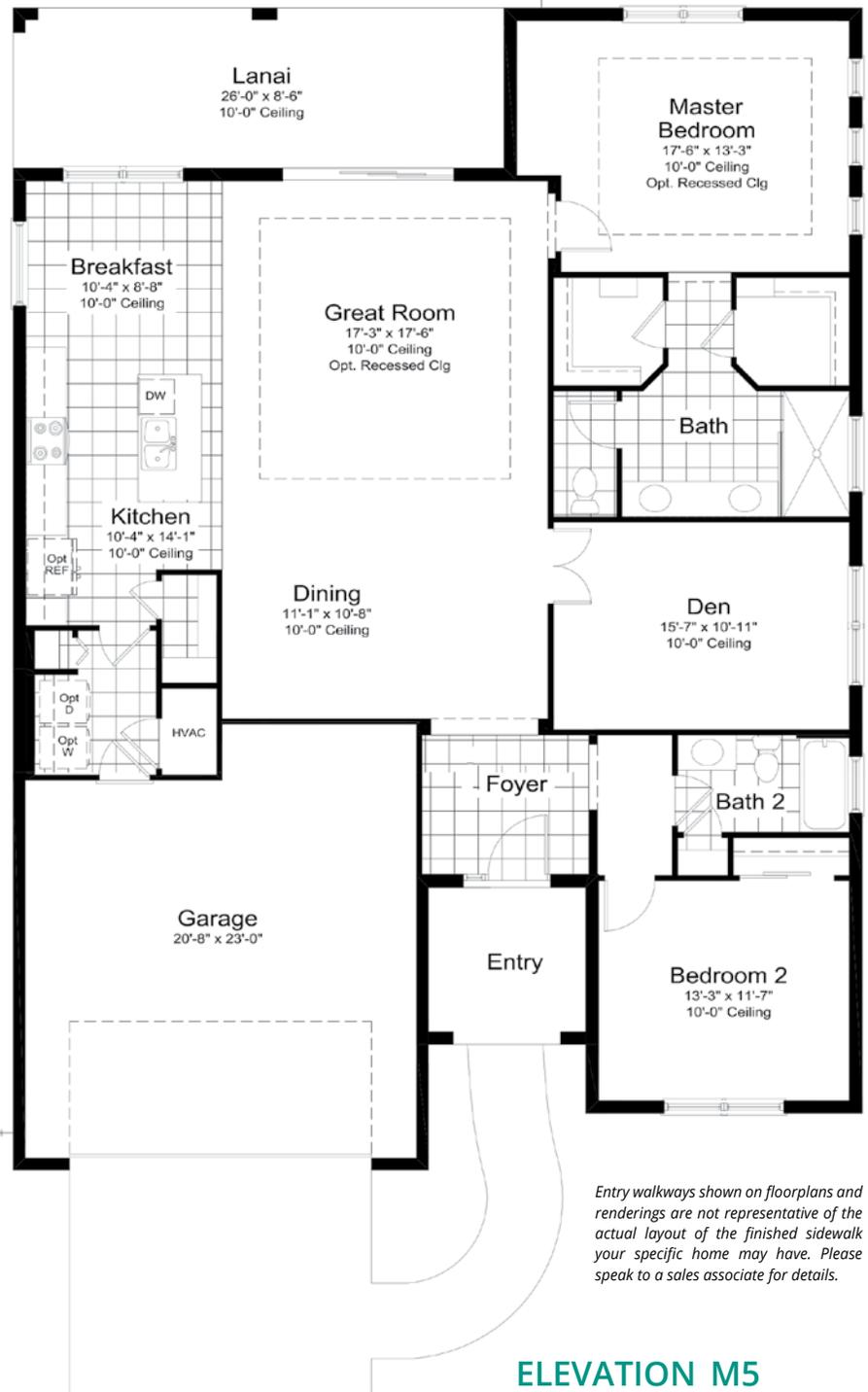
OF VENICE



**NEAL**COMMUNITIES

Where You Live Matters

# Eventide 4

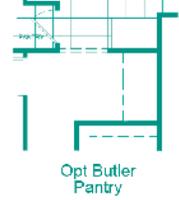
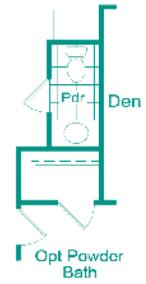
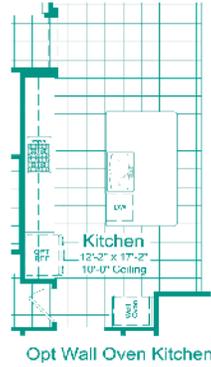
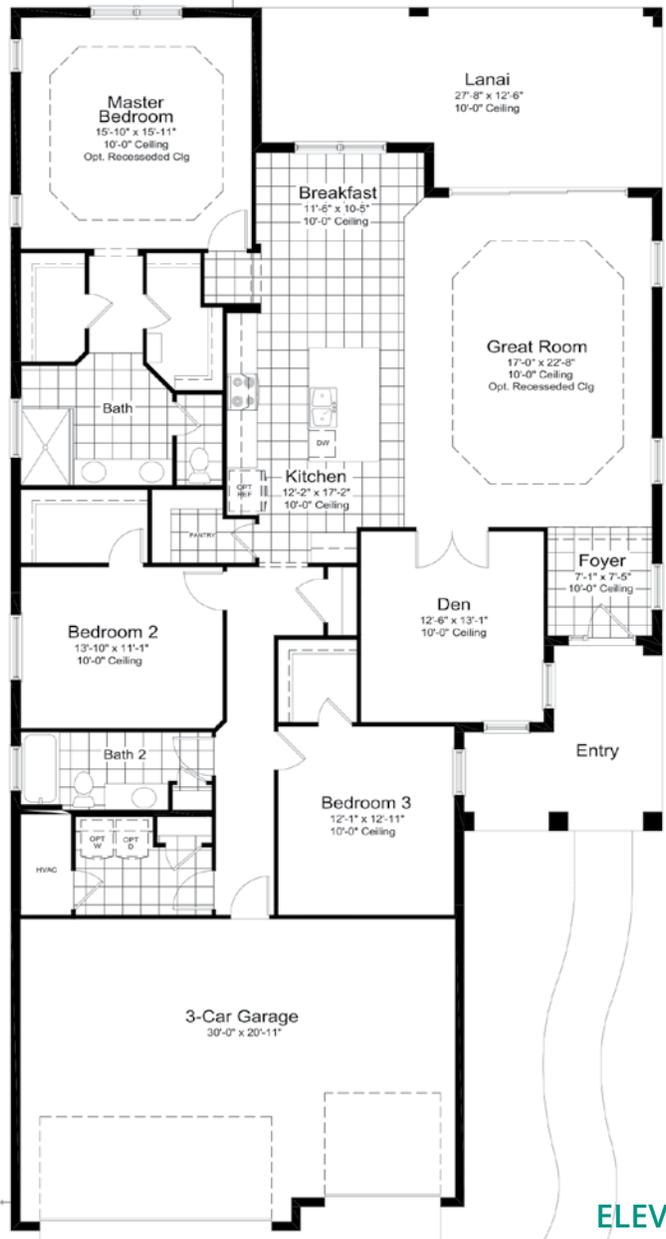
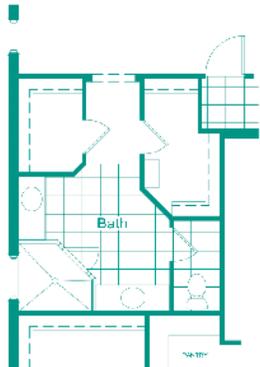
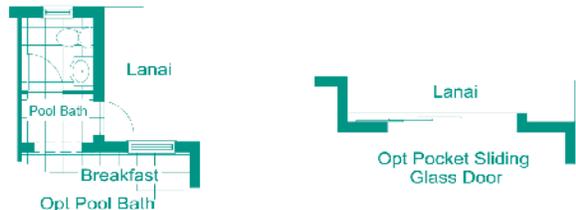


Entry walkways shown on floorplans and renderings are not representative of the actual layout of the finished sidewalk your specific home may have. Please speak to a sales associate for details.

## 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



## 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



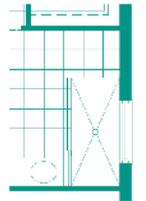
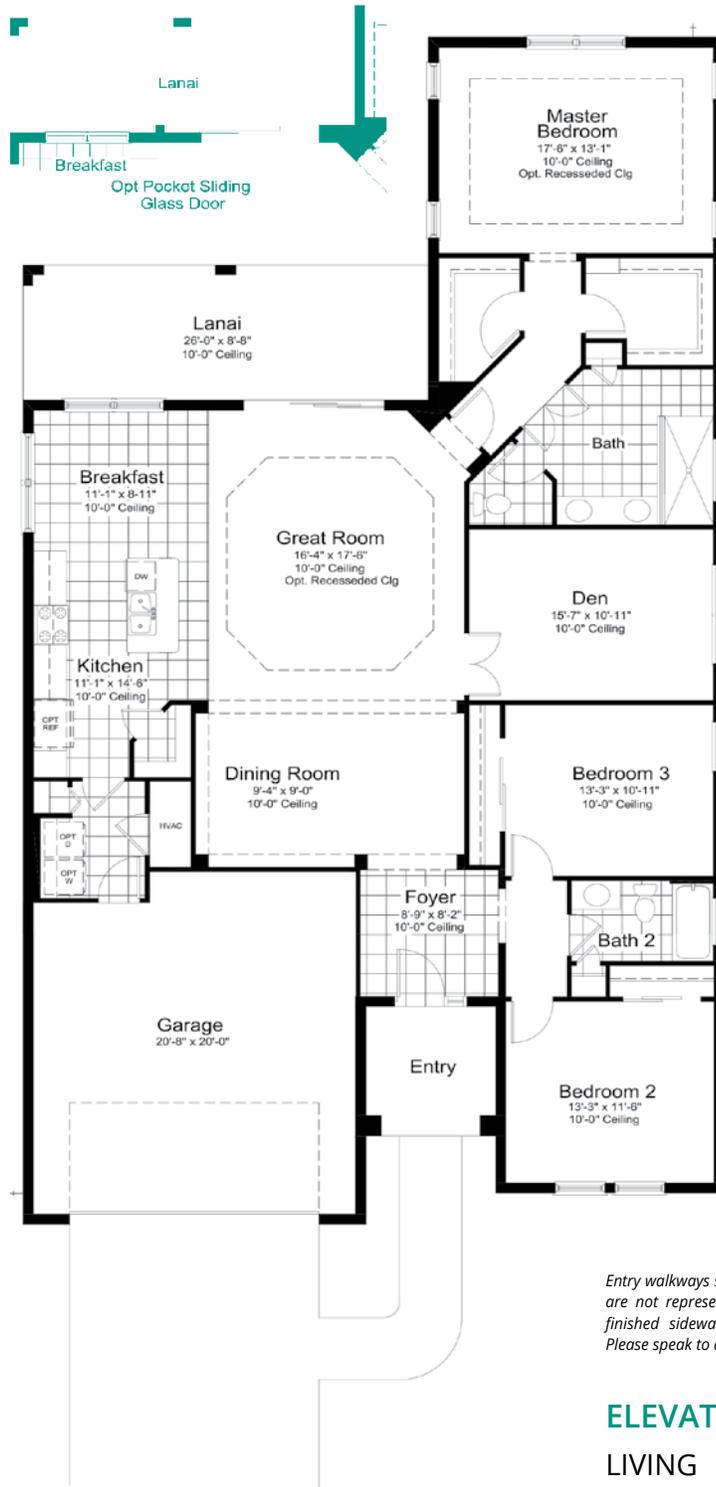
M4



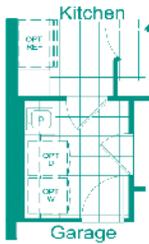
T1



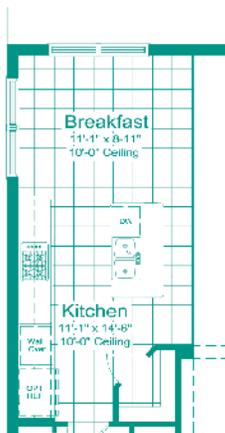
T3



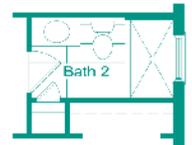
Master Bath Opt Full Glass shwr encl



Opt Laundry Tub



Opt Wall Oven Kitchen



Opt Shower ILO Tub

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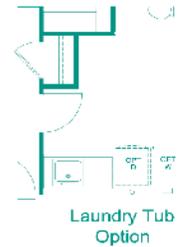
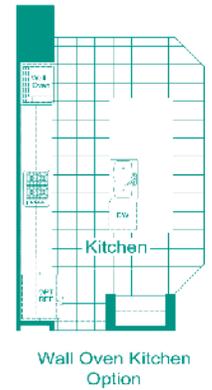
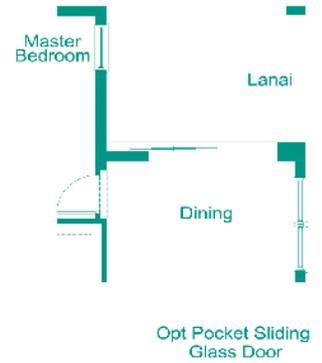
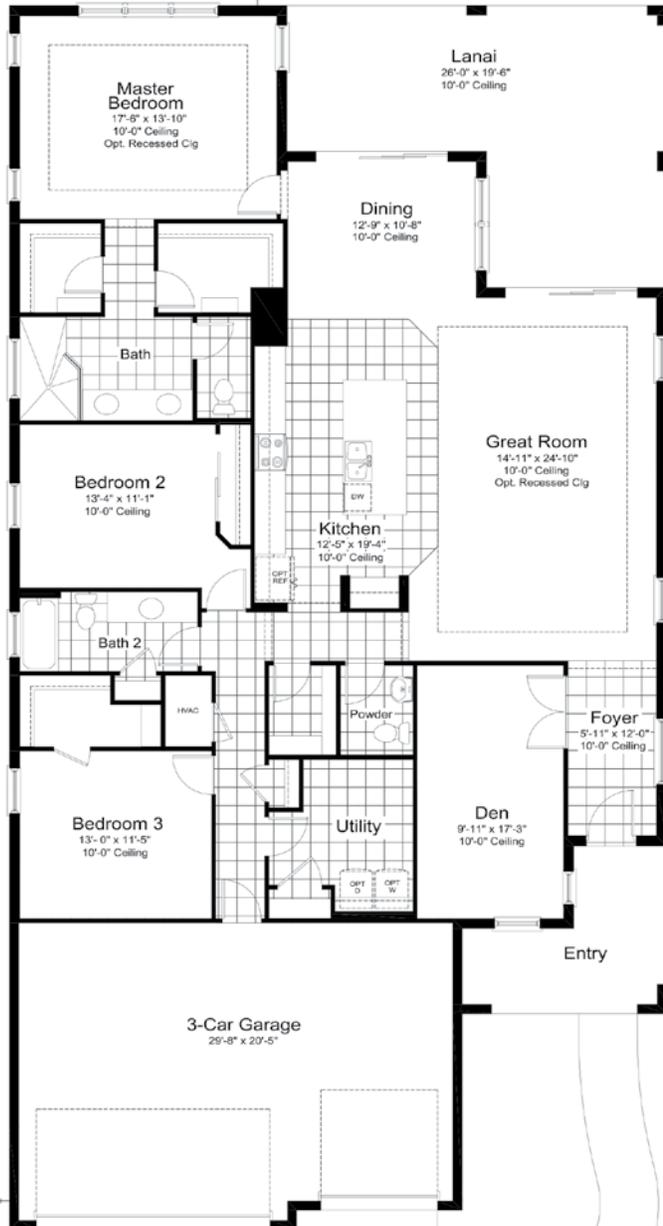
## ELEVATION M4, T1 & T3

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

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# Sea Mist



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## ELEVATION M1, T1 & T2

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

# Ocean Front



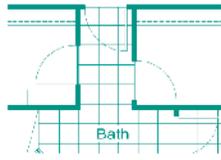
M1



T1



T2



Master Bath Door Option



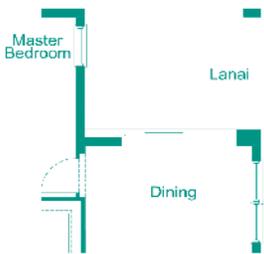
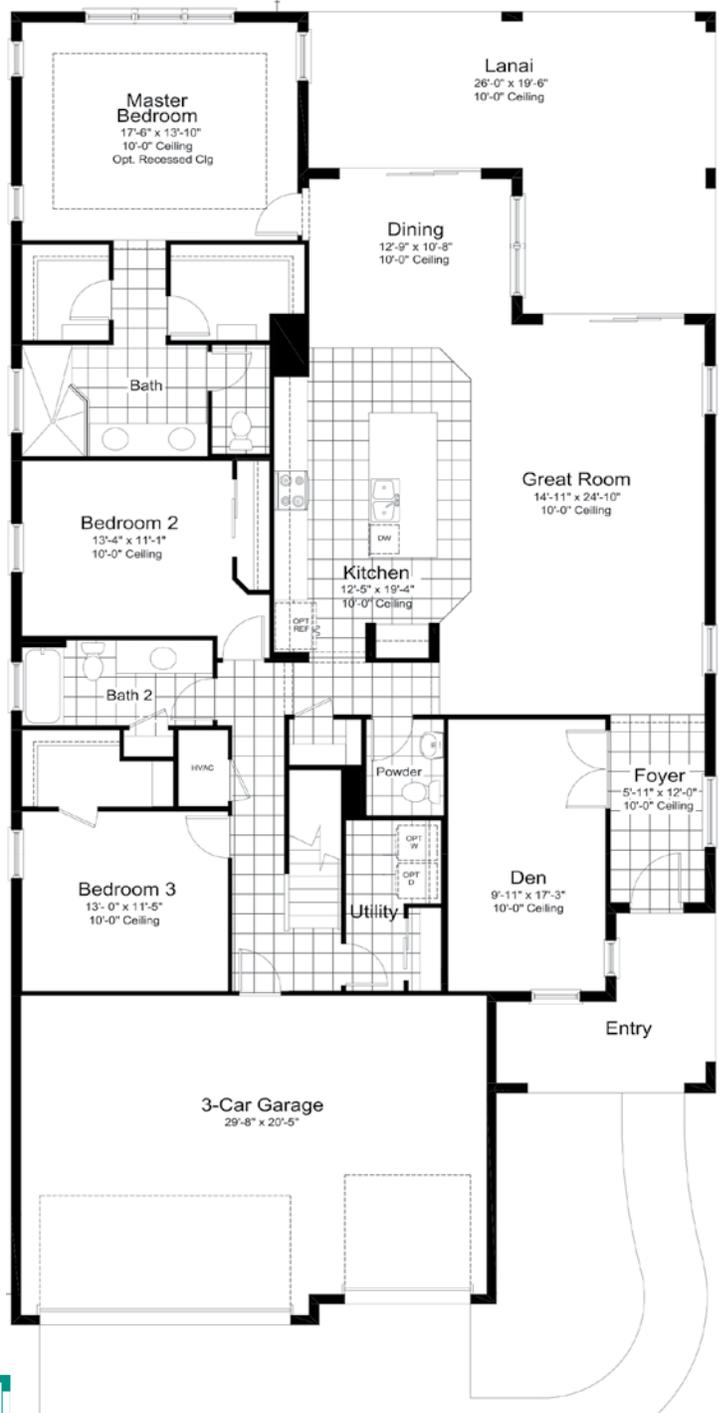
Master Bath Opt Full Glass shower encl



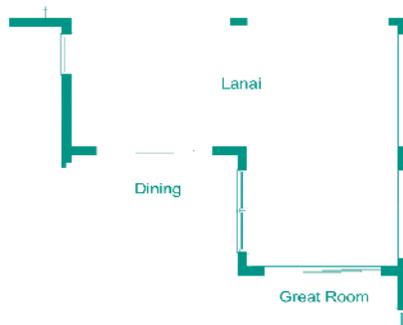
Bath 2 Shower Option



Bath 2 Jack and Jill Option



Opt Pocket Sliding Glass Door



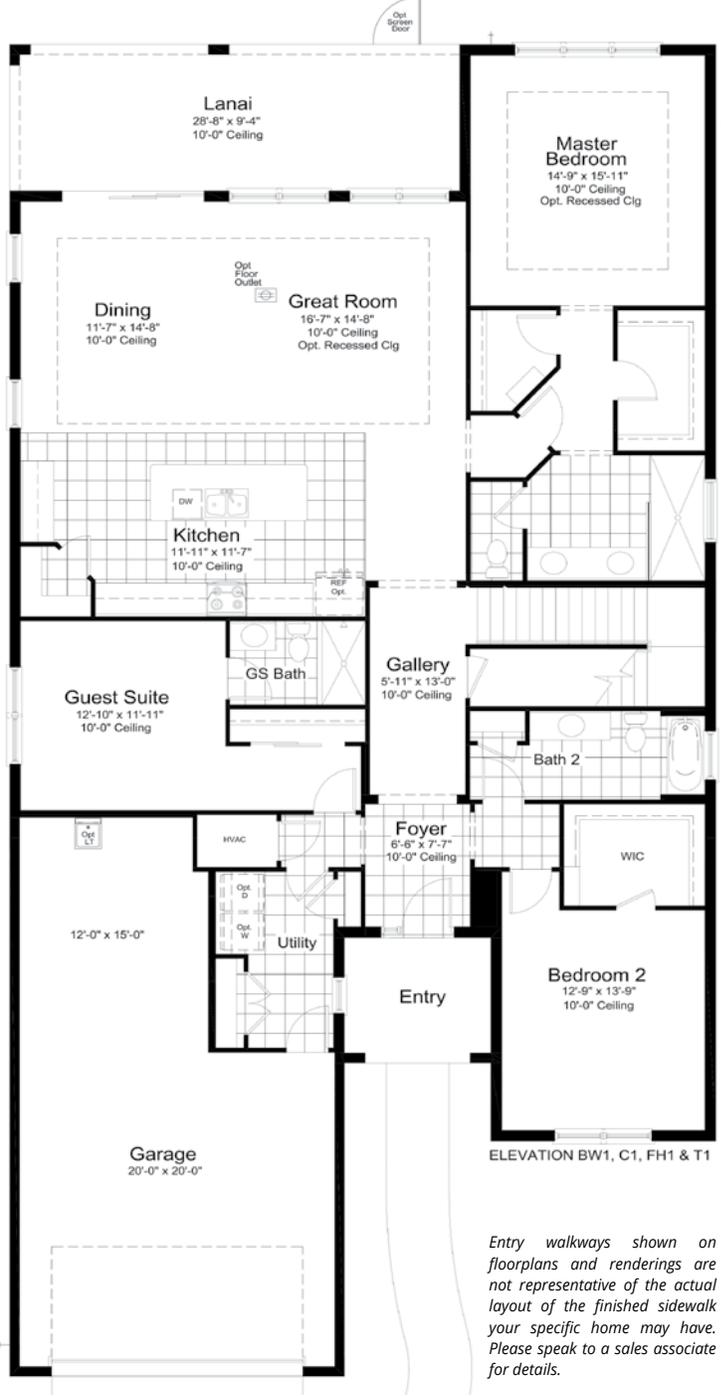
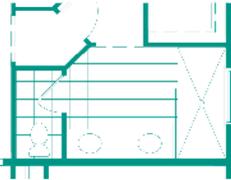
Outdoor Kitchen Wall Option

## ELEVATION M1 & T1

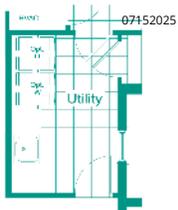
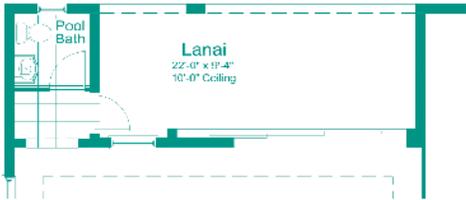
LIVING	3156 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
<b>TOTAL AREA</b>	<b>4287 SF</b>

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# Festival



2nd Floor



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## ELEVATION M1 & T1

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

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# Sea Glass



T1



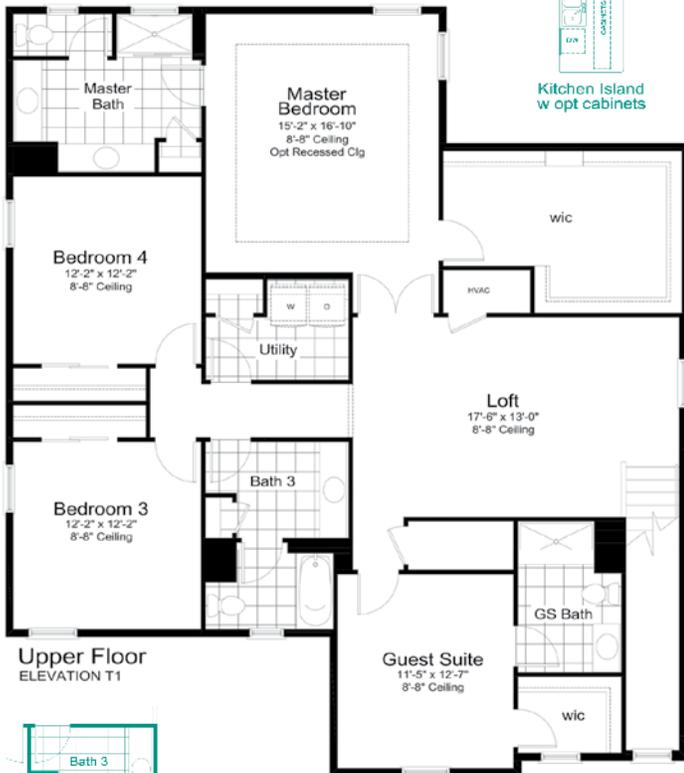
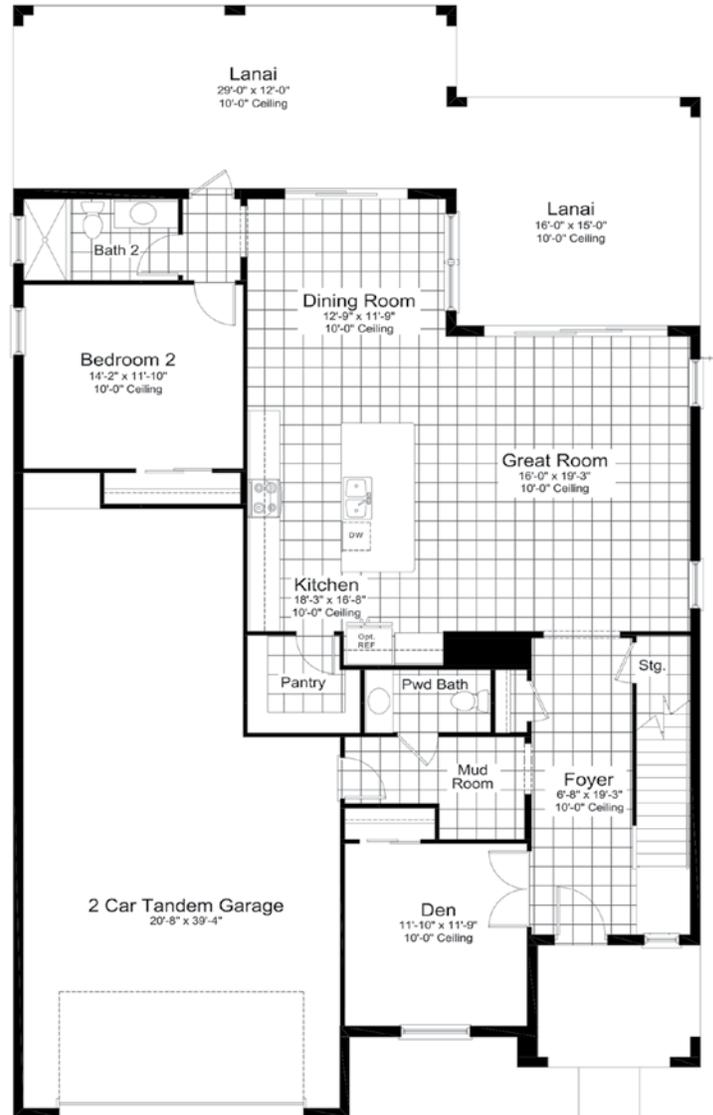
T2



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



Kitchen Extended Cabinets Opt

## 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 23,000 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 archedtop 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 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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