

EVERLY  
WELLEN PARK



SIGNATURE LUXURY

# Community Brochure

**NEAL**  
**SIGNATURE HOMES**  
The Luxury of Living Well

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WELLEN PARK

FLOORPLAN

# Palm Bay 2

3 BEDROOMS | 3 BATHROOMS | 3 CAR-GARAGE | 4,933 SF



ELEVATION BW1



ELEVATION FH1A



ELEVATION FH1B

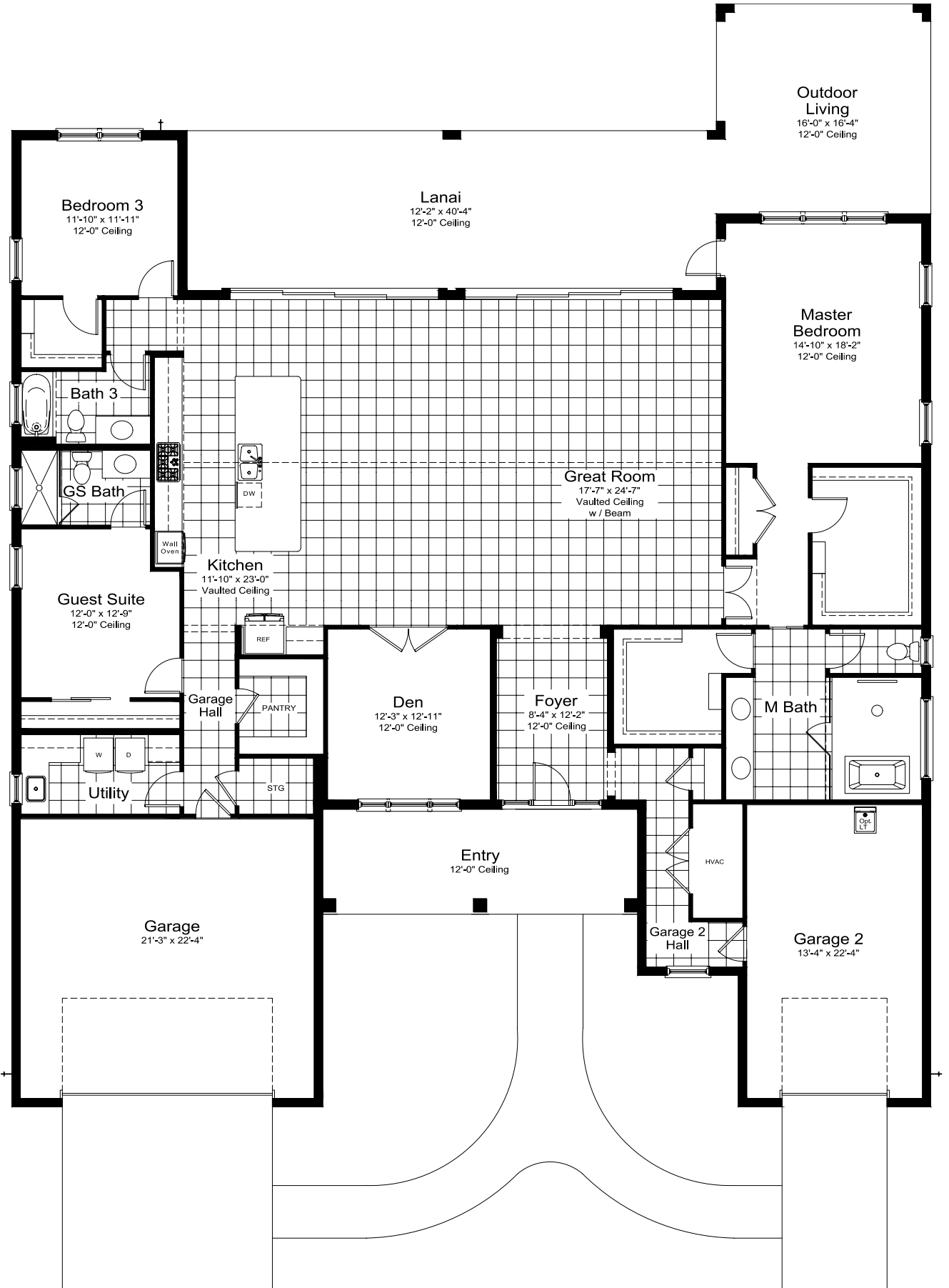
# Palm Bay 2

ELEVATION BW1

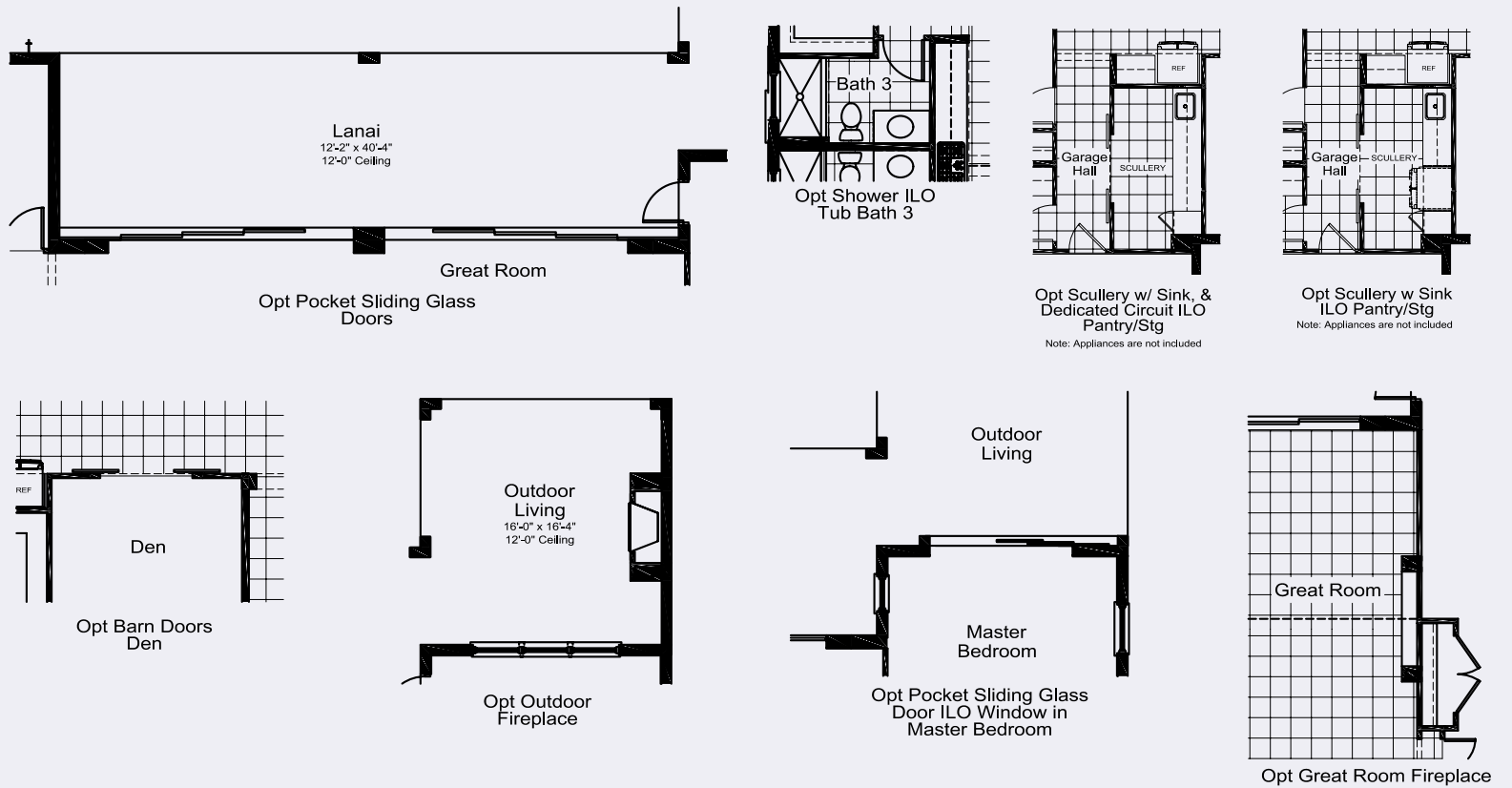
3 BEDROOMS | 3 BATHROOMS | 3 CAR-GARAGE | 4,933 SF

## SQUARE FOOTAGE

LIVING	3,138 SF
GARAGE 1	521 SF
GARAGE 2	338 SF
LANAI	752 SF
ENTRY	192 SF
<b>TOTAL AREA</b>	<b>4,933 SF</b>



## Options



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FLOORPLAN

# Kingfisher 2

3 BEDROOMS | 4.5 BATHROOMS | 3 CAR-GARAGE | 4,957 SF



ELEVATION BW1



ELEVATION FH1A



ELEVATION FH1B

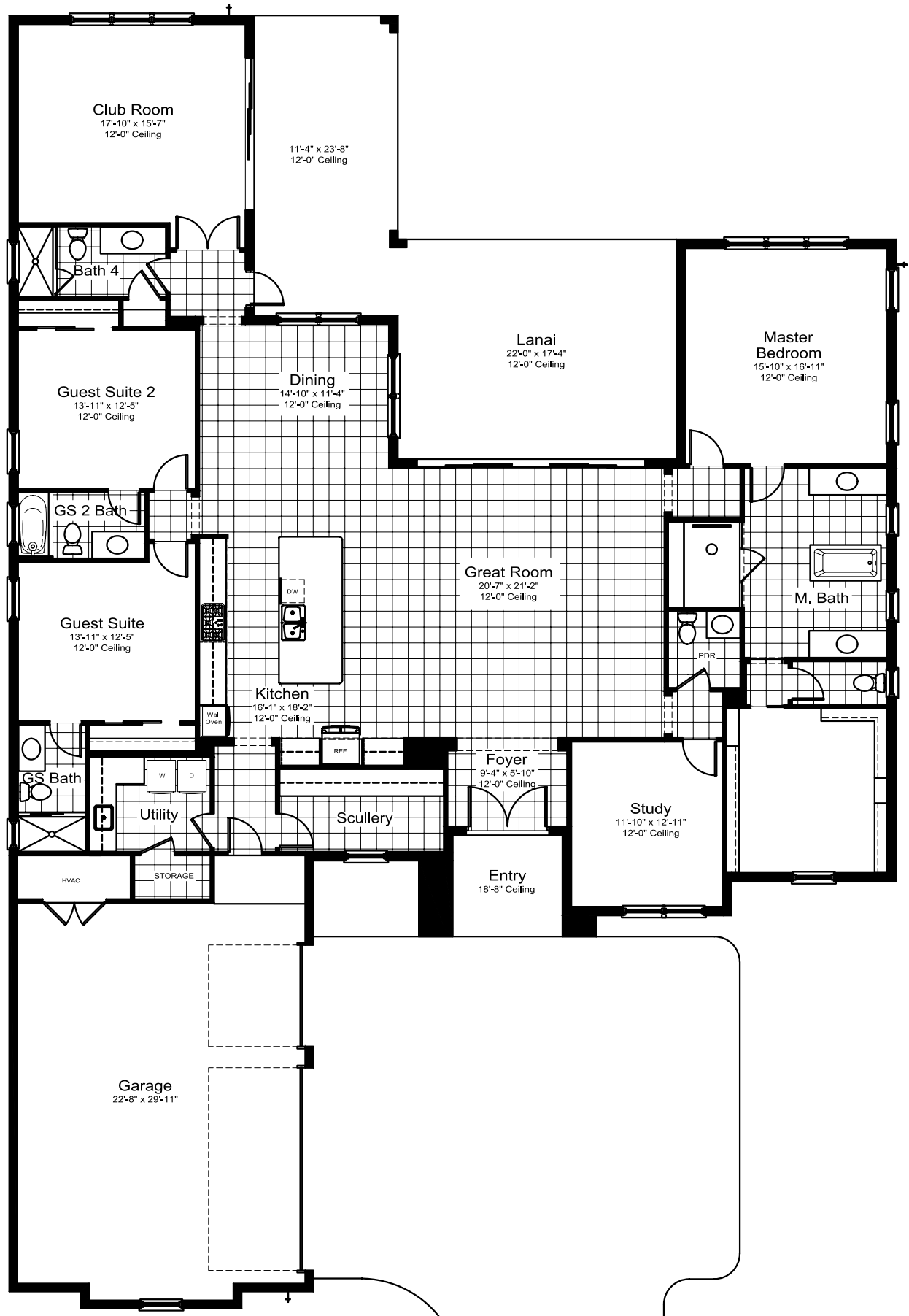
# Kingfisher 2

ELEVATION BW1

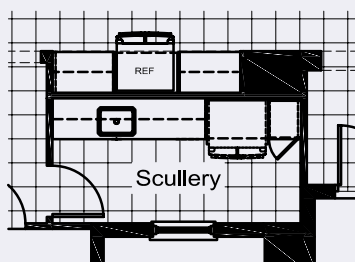
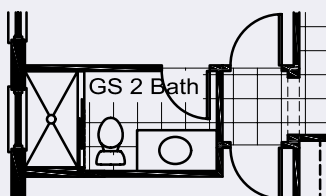
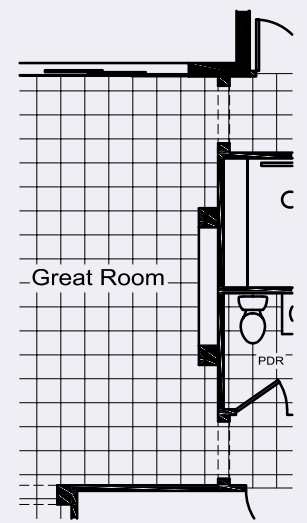
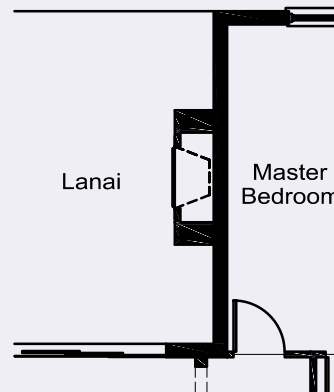
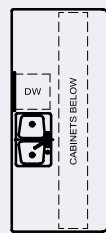
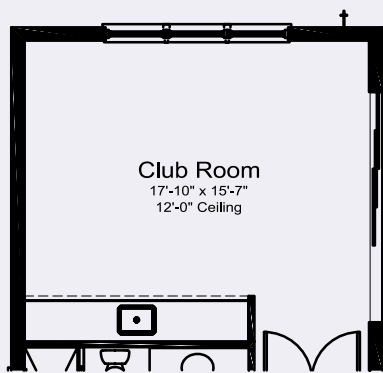
3 BEDROOMS | 4.5 BATHROOMS | 3 CAR-GARAGE | 4,957 SF

## SQUARE FOOTAGE

LIVING	3,435 SF
GARAGE	782 SF
LANAI	650 SF
ENTRY	90 SF
<b>TOTAL AREA</b>	<b>4,957 SF</b>



## Options



Note: Appliances are not included

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FLOORPLAN

# Seaside 2

4 BEDROOMS | 4 BATHROOMS | 3 CAR-GARAGE | 5,378 SF



ELEVATION BW1



ELEVATION FH1-A



ELEVATION FH1-B

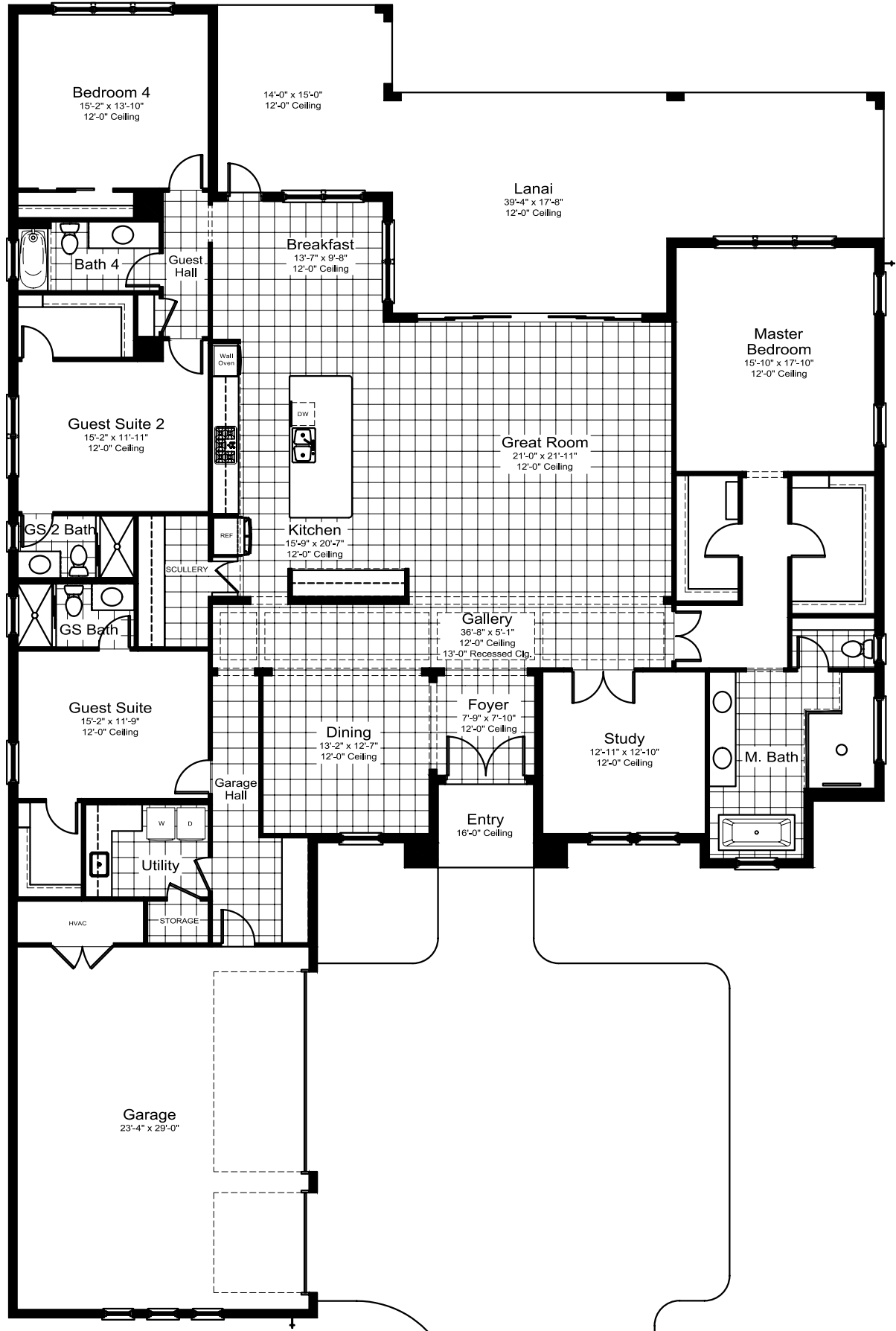
# Seaside 2

ELEVATION BW1

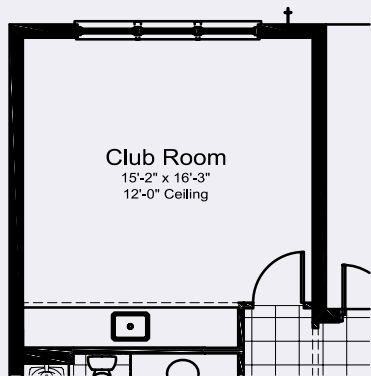
4 BEDROOMS | 4 BATHROOMS | 3 CAR-GARAGE | 5,378 SF

## SQUARE FOOTAGE

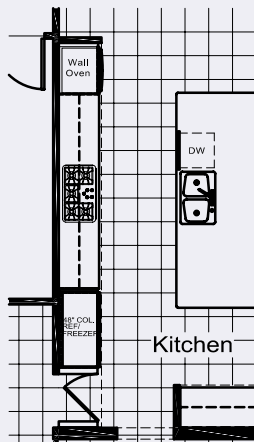
LIVING	3,783 SF
GARAGE	732 SF
LANAI	801 SF
ENTRY	62 SF
<b>TOTAL AREA</b>	<b>5,378 SF</b>



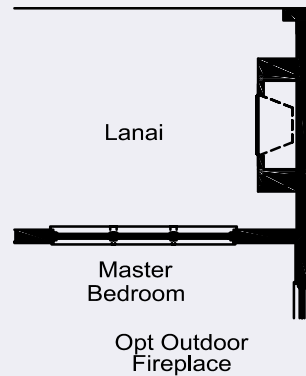
## Options



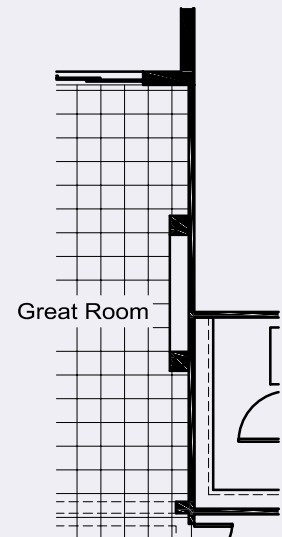
Opt Club Room ILO Bedroom 4



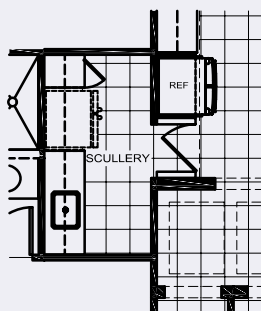
Opt Kitchen 48" Column Refrigerator and Freezer



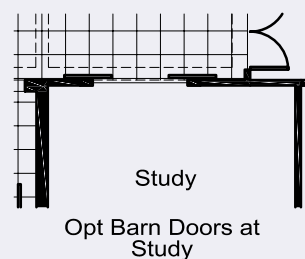
Opt Outdoor Fireplace



Opt Great Room Fireplace



Opt Deluxe Scullery  
Note: Appliances are not included



Opt Barn Doors at Study

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FLOORPLAN

# Monterey 2

4 BEDROOMS | 5.5 BATHROOMS | 3 CAR-GARAGE | 6,103 SF



ELEVATION BW1



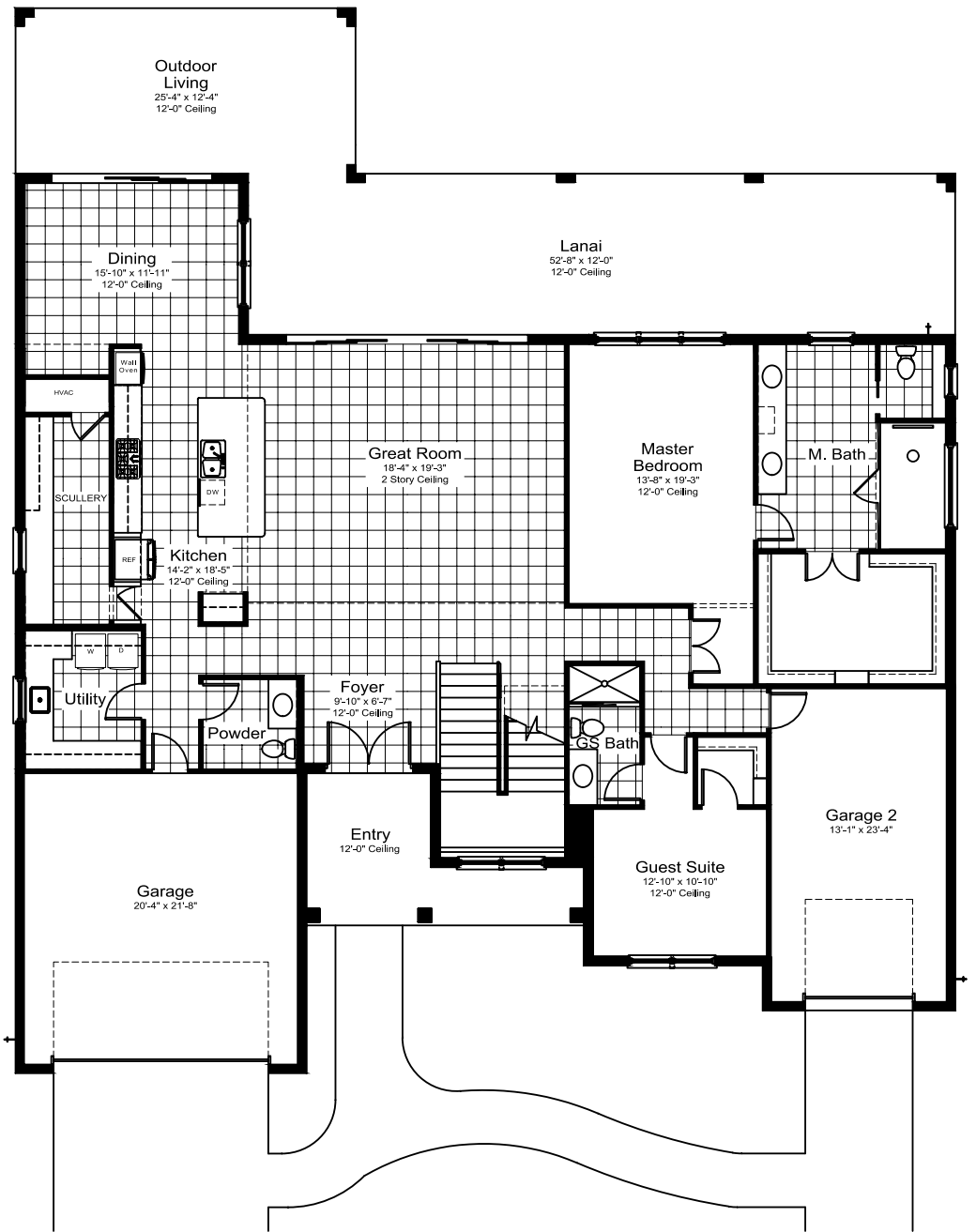
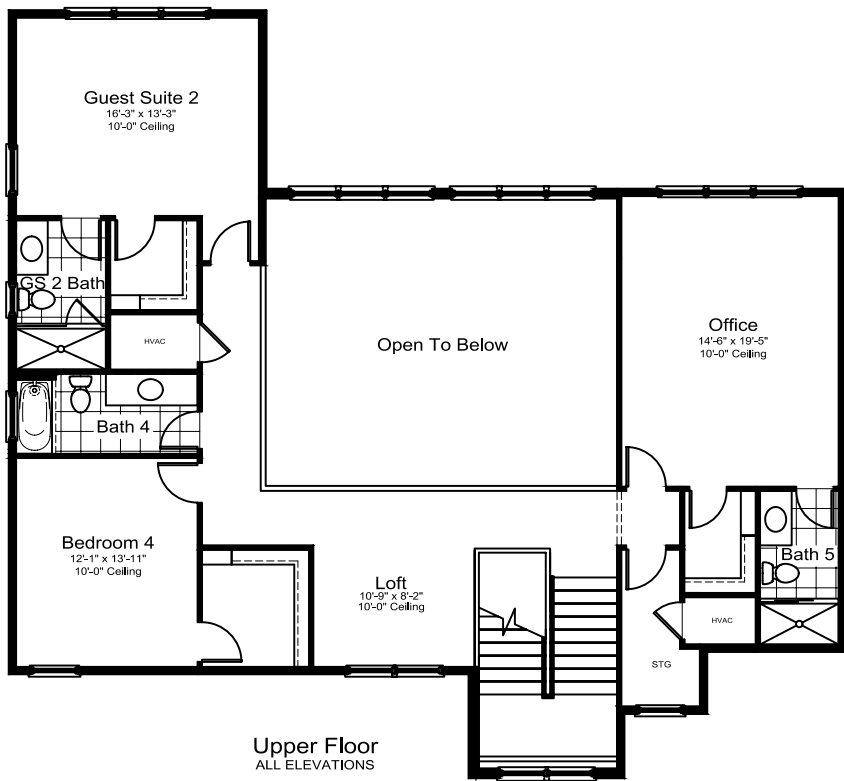
ELEVATION FH1-A



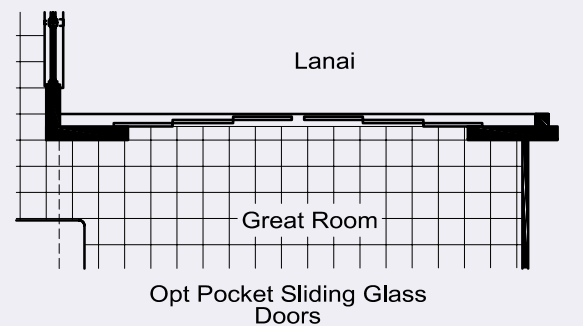
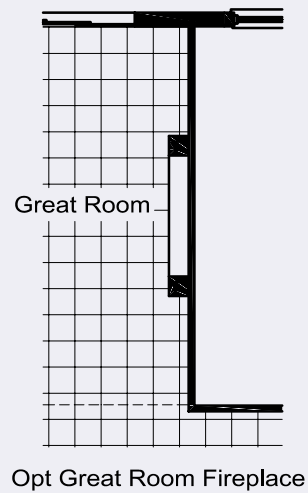
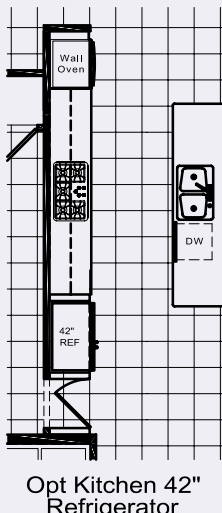
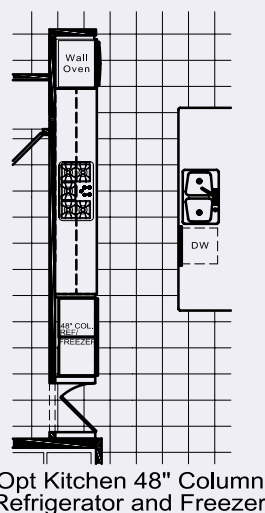
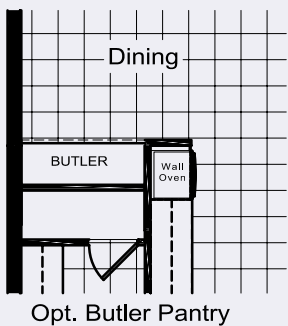
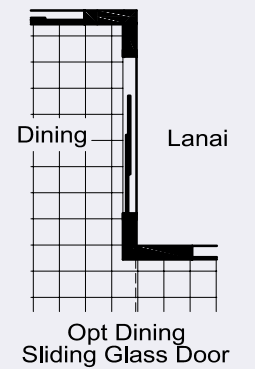
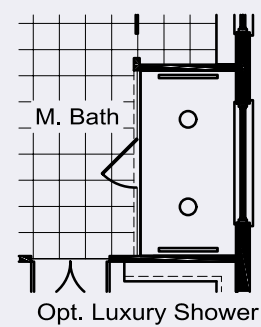
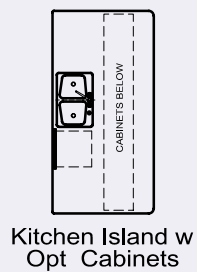
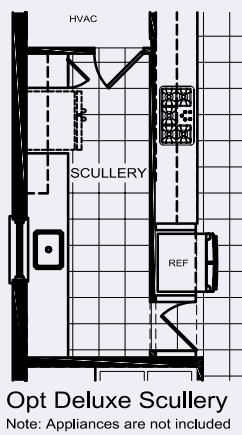
ELEVATION FH1-B

## SQUARE FOOTAGE

LOWER FLOOR	2,687 SF
UPPER FLOOR	1,502 SF
<b>LIVING TOTAL</b>	<b>4,189 SF</b>
GARAGE 1	484 SF
GARAGE 2	332 SF
LANAI	944 SF
ENTRY	154 SF
<b>TOTAL AREA</b>	<b>6,103 SF</b>



## Options



HOME FEATURES

SIGNATURE LUXURY



Pre-wired and ready for anything, a full suite of automation is ready to bring your home to life.

SMART HOME PACKAGE

- › Incoming service RG6 & CAT6
- › 42" structured Wiring enclosure in Utility Room
- › RG6 Coax Drops and CAT6 drops within home
- › Wireless Contacts on Exterior Doors
- › Smart Home and Wireless Security Controller with Built in LTE Radio and Siren
- › Up to Five Wireless Contacts on Operable Doors
- › Motion Detector
- › High Power Wireless Access Points with Wiring and Network Set-Up
- › Video doorbell with analytics

Additional wireless contacts available as an upgrade.

Experience the  
Luxury of Living Well  
at EVERLY.

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EXPERIENCE THE LUXURY OF LIVING WELL

- › Over 50 years of building award-winning homes
- › Dedicated customer care team
- › Private design appointment to personalize home at Neal Signature Design Studio
- › 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

- › Waterfront amenities with sunset views over a 50-acre lake
- › Residents only Social Hall with a kitchen and reception area
- › Resort-style pool and spa with private cabanas
- › State of the art fitness center
- › Outdoor sports including 4 pickleball courts and a chip and putt golf area
- › Easy access to Downtown Wellen and all of its amenities
- › The proven quality, service and integrity of Neal Signature Homes

AWARD-WINNING DESIGN FEATURES

- › Homes featuring a variety of architectural styles and decorative details (per plan)
- › Designer-selected exterior color palettes
- › Professional in-house design service
- › Exterior textured wall finish with banding and accents per plan

LUXURY FEATURES

- › Recessed ceilings (per plan)
- › Orange peel walls with knock-down ceiling texture
- › 5 1/4" crown molding in master bedroom and living area (per plan)
- › 1" x 6" Flat stock baseboard
- › 1" x 4" Flat stock moldings
- › Decorative coach light (s)
- › Wood window sills per plan
- › Handcrafted iron door at front entry
- › Deadbolt on all exterior doors
- › Solid core 2-panel square top interior doors - 8' height
- › Professionally landscaped home site including mulch
- › Automatic irrigation system
- › Spacious closets with ventilated wood shelving per plan (per plan)
- › Gutters included at front entry per plan
- › Plush, stain-resistant wall-to-wall carpeting in designer colors (areas per plan - Level 2 selections)
- › Long-lasting ceramic tile floors in foyer, kitchen, dining, great room, guest hall, baths and utility (level 3 selections)
- › Air-conditioned laundry area with utility sink in base cabinet with Level 1 granite or level 1a quartz top, G.E. washer and dryer included
- › Paver entry, walk, drive and lanai
- › Decorative coating on garage wall
- › Painted garage floor with speckles

QUALITY KITCHEN FEATURES

- › General Electric Café stainless steel appliance package:
  - › One year General Electric factory warranty and independent service contract for years two through five. (Does not include disposal)
  - › Wall oven with gas cooktop
  - › Designer vented hood
  - › Refrigerator
  - › Dishwasher
  - › 1/2 HP disposal with air switch

- › Full overlay 42" upper cabinets with white or hardwood maple interiors, melamine trim and end panels
- › Soft close cabinet doors and drawers
- › Dovetail drawers
- › Level 1 granite or level 1a quartz vanity countertop selections
- › Stainless steel undermount sink
- › Chrome single-handle faucet
- › Pantry and cabinetry refrigerator enclosure (per plan)

LUXURY BATH FEATURES

- › Level 1 granite or level 1a quartz vanity countertop in master bath and guest baths with undermount sinks
- › Ceramic tile walls and glass shower enclosure in master bath per plan
- › Elongated, white water closet
- › Full overlay, full height vanity cabinets with stylish hardware
- › Soft close cabinet doors and drawers
- › Dovetail drawers
- › Privacy water closet in master bath (per plan)
- › Full-width vanity mirrors
- › Chrome 8" widespread lavatory faucets
- › Water resistant drywall in bathing areas
- › Decorative towel bars and paper holder
- › Designer vanity lights
- › White cast-iron 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
- › Impact resistant windows at all elevations
- › Three conveniently located exterior hose bibs
- › PEX or CPVC water lines throughout
- › Roof with concrete roof tiles
- › Five-year exterior paint warranty
- › Raised-panel overhead garage door - 8' height, style per elevation
- › Chain driven WiFi garage opener and remote controls

ENERGY SAVING FEATURES

- › Green-certified homes under the National Green Building Standard and HERS Guidelines
- › Aluminum windows with Low-E glass
- › Aluminum sliding glass doors
- › Natural gas piping per plan
- › Icynene Spray Foam
- › 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
- › Tankless water heater per plan
- › 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 - Multiple locations plus lanai
- › GFI safety outlets in all wet areas
- › GFI exterior outlets per plan



# EVERLY

WELLEN PARK

## Live in Paradise at EVERLY.

EVERLY'S spectacular clubhouse features waterfront views over a 50-acre lake, Social Hall with a kitchen and reception area, a resort-style pool, a spa, and private cabanas. Brighten your days in hundreds of ways at the fitness center, pickleball courts, fishing platform, dog park, and much more.



PHASE I

## Homesites & Models





# WELLEN PARK

## LEGEND

- ACTIVELY SELLING
- FUTURE
- COMMERCIAL
- SOLD OUT

## AMENITIES KEY

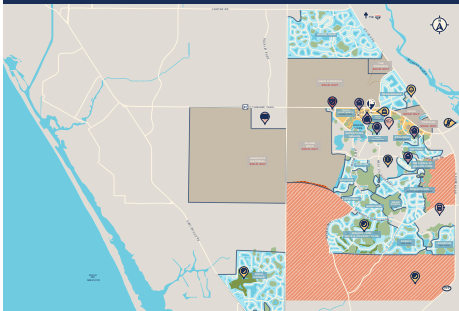
- WELCOME CENTER
- RENTAL PROPERTIES
- SENIOR LIVING
- SHOPPING
- GOLF COURSE
- PARKS
- SENATOR BOB JOHNSON'S LANDING (KAYAK LAUNCH)
- ATLANTA BRAVES SPRING TRAINING STADIUM
- STATE COLLEGE OF FLORIDA
- TAYLOR RANCH ELEMENTARY SCHOOL
- FUTURE K-12 SCHOOL
- PUBLIC SAFETY BUILDING

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It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property.

Wellen Park, LLLP reserves the right to make changes at any time without notice.

## KEY MAP



8 MILES TO LOCAL BEACHES FROM DOWNTOWN WELLEN

# Explore Wellen Park



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**NEALSIGNATUREHOMES.COM**

