

TOWNHOMES



Grand Park



TOWNHOMES



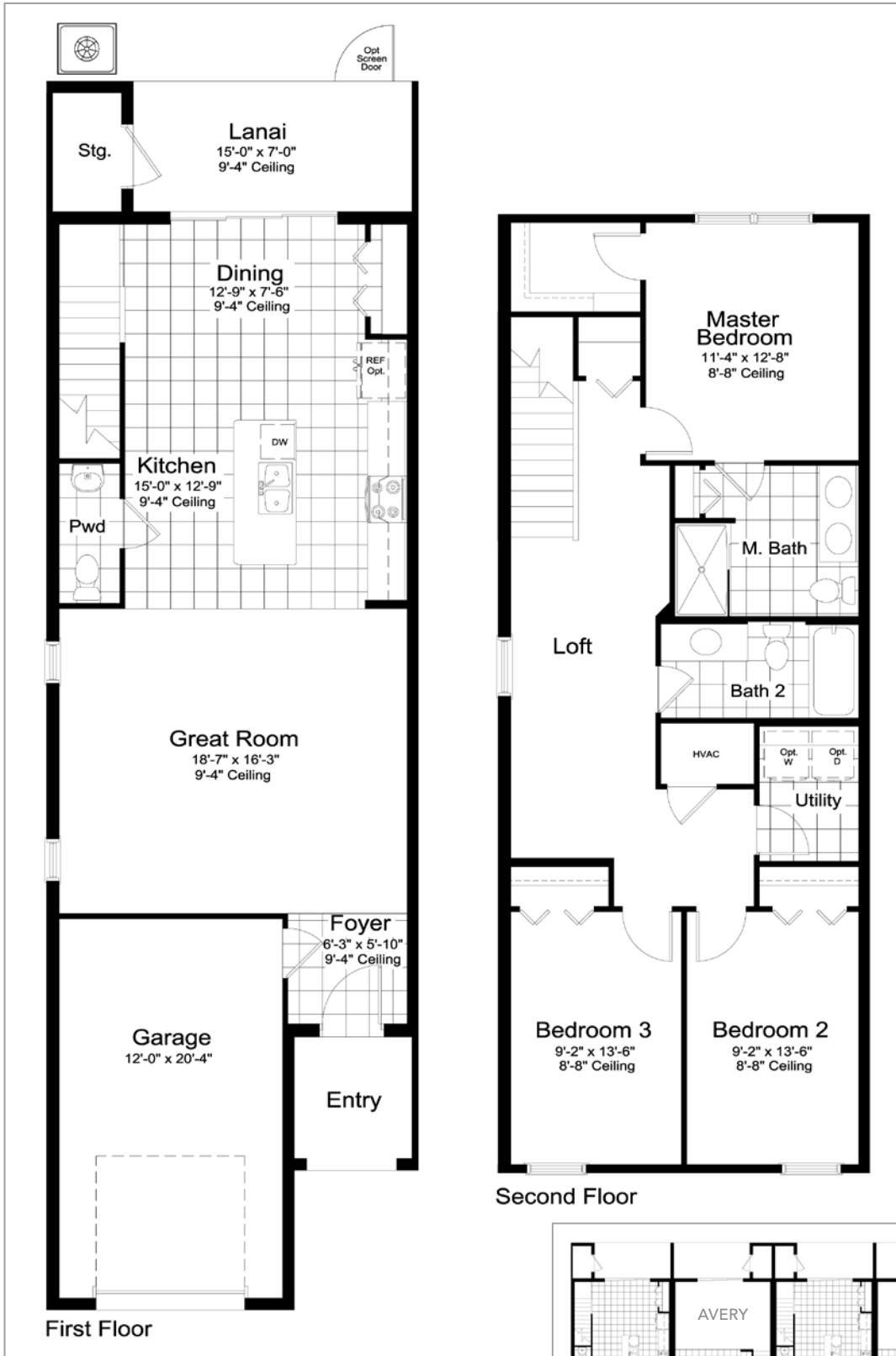
Grand Park



Grand Park residents are proud to call this very special community home. Our dedication to preserving the green space in combination with lush landscaping is evident with every step you take.



MORGAN



EXTERIOR PLAN

ELEVATION C1

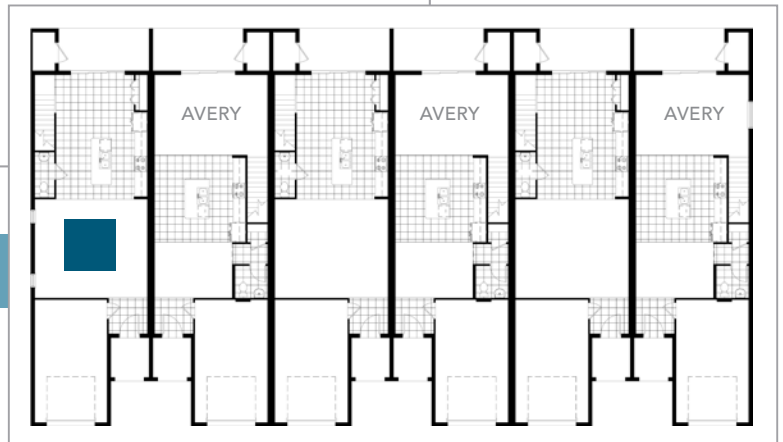
1st Floor 806 SF
2nd Floor 984 SF

Total 1790 SF
Garage 276 SF
Lanai 107 SF
Entry 48 SF
Storage 33 SF

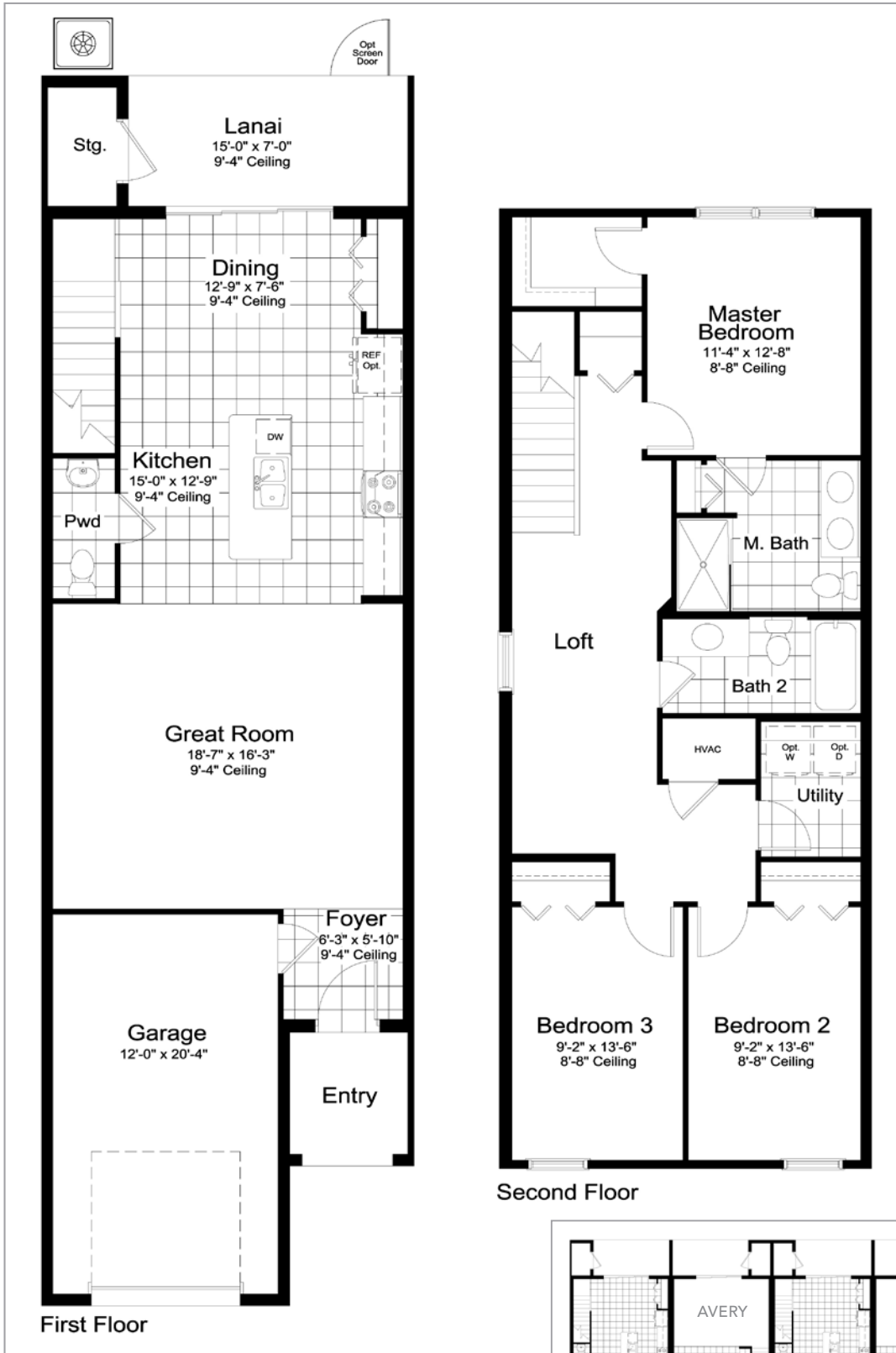
TOTAL 2254 SF

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OVERALL BUILDING FOOTPRINT



MORGAN



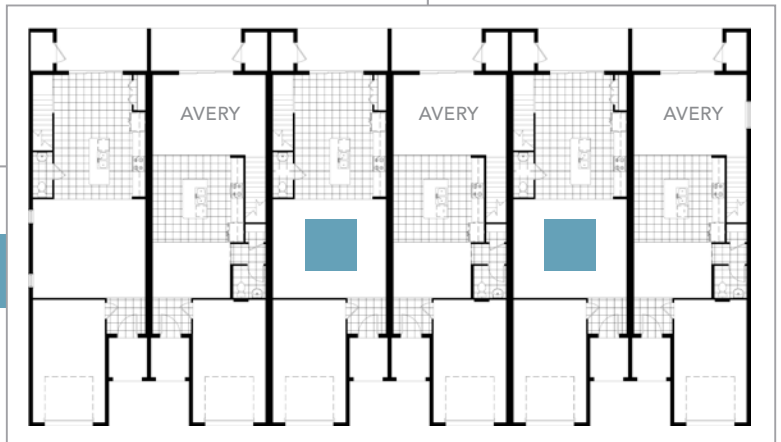
INTERIOR PLAN

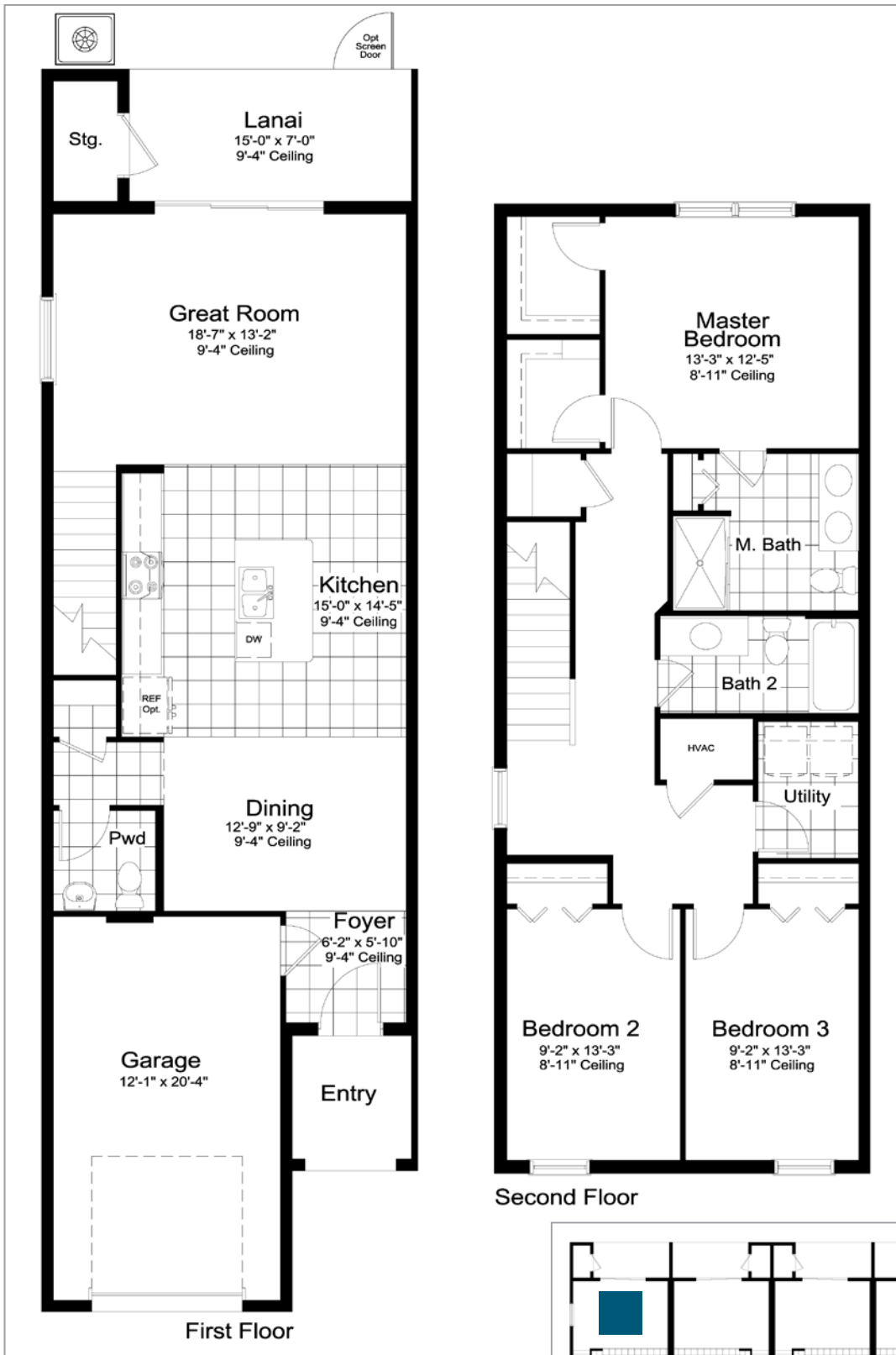
ELEVATION C1

1st Floor	806 SF
2nd Floor	984 SF
Total	1790 SF
Garage	276 SF
Lanai	107 SF
Entry	48 SF
Storage	33 SF
TOTAL	2254 SF

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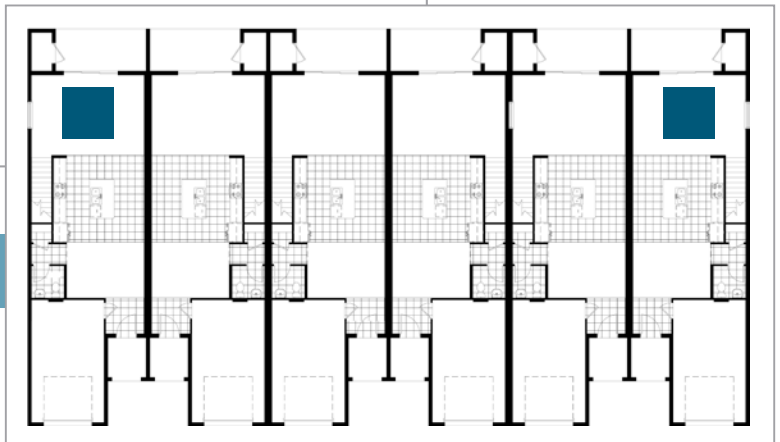
EXTERIOR PLAN

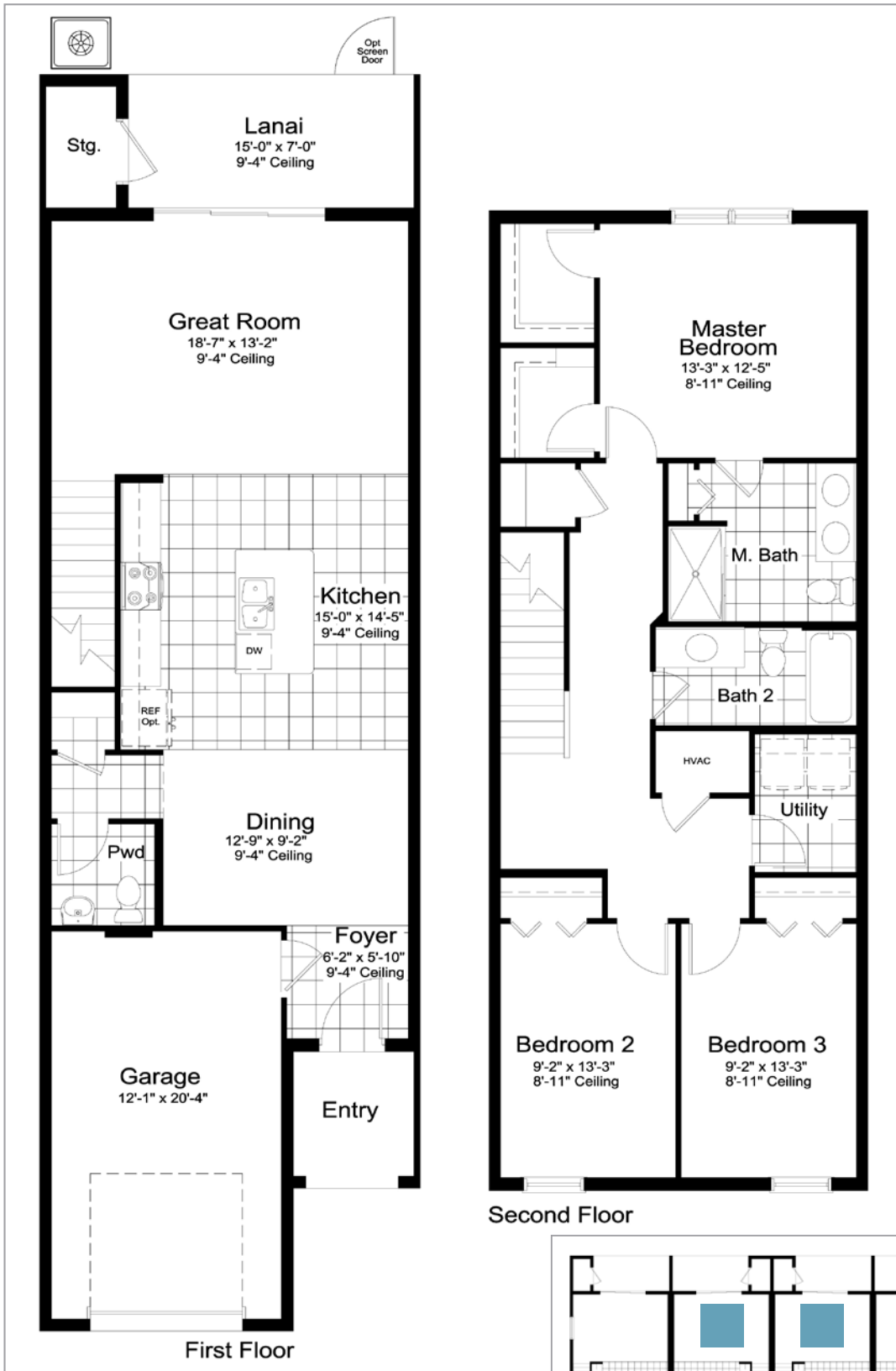
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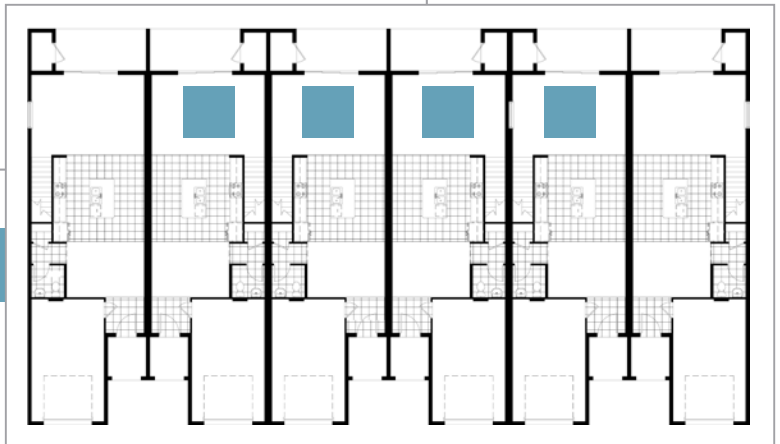
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OVERALL BUILDING FOOTPRINT



INCLUDED FEATURES



Grand Park

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
- 10 year full structural warranty
- 1, 6 and 11 month warranty service inspections available
- 2 year mechanical warranty
- Highly-rated customer satisfaction

NEIGHBORHOOD FEATURES

- Convenient to I-75, shopping, dining and beaches
- Two resort-style pools
- Childrens play area
- Residents only clubhouse with state-of-the-art fitness center
- 2 tennis courts, 4 pickleball courts and dog park
- Lush parks and meandering walkways
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Custom-designed Coastal elevation
- Decorative architectural details and shutters (per plan)
- Designer -curated exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding and accents (per plan)

LUXURY FEATURES

- Classic colonial moldings
- 3-1/4" colonial baseboards

- Colonial windows in select locations
- 2" blinds on all operable windows
- Corian window sills per plan
- Long-lasting ceramic tile floors in foyer, kitchen, baths and utility (Level 2)
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas (per plan) (Level 2)
- 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
- Spraycrete top-coat finish at entry and lanai
- Screened Lanai
- Decorative coach light
- Gutters included on all elevations
- Professionally landscaped home site including mulch and automatic irrigation system (Front Yard Only)

QUALITY KITCHEN FEATURES

- Granite Level 1 countertops - choice of colors
- 36" upper shaker style full overlay cabinets with stylish hardware
- Stainless steel undermount sink
- Chrome single-handle faucet
- 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
 - Electric smooth-top range
 - Dishwasher
 - 1/2 HP disposal
- Spacious pantry for additional storage (per plan)

Continued

INCLUDED FEATURES



Grand Park

LUXURY BATH FEATURES

- Granite level 1 countertops with integral sinks
- Ceramic tile walls and glass shower enclosure in master bath (per plan)
- Shaker style full overlay cabinets with stylish hardware
- Elongated white water closet
- Full-width vanity mirrors
- Designer vanity lights
- Chrome single lever faucets
- Towel bars and paper holders (per plan)
- White tub in guest bath
- Deco mirrored medicine cabinets (per plan)
- Outside vented exhaust fans in all baths
- Water resistant drywall in bathing areas

QUALITY CONSTRUCTION FEATURES

- Concrete block construction
- Roof with architectural shingles
- Professionally-engineered structural components
- Steel storm panels first floor and impact resistant windows on second floor
- 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

- Vinyl windows with Low-E glass
- Aluminum sliding glass doors
- 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
- 40 gallon electric water heater and electric heat pump per plan
- 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 - Living room and bedrooms
- 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

TOWNHOMES SITE



This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.

