



**PALM  
GROVE**

TOWNHOMES



**NEAL**COMMUNITIES

# Avery



C-1

## EXTERIOR PLAN

### ELEVATION C-1

1st Floor \_\_\_\_\_ 806 SF

2nd Floor \_\_\_\_\_ 984 SF

Total Living Area: 1,790 SF

Garage \_\_\_\_\_ 276 SF

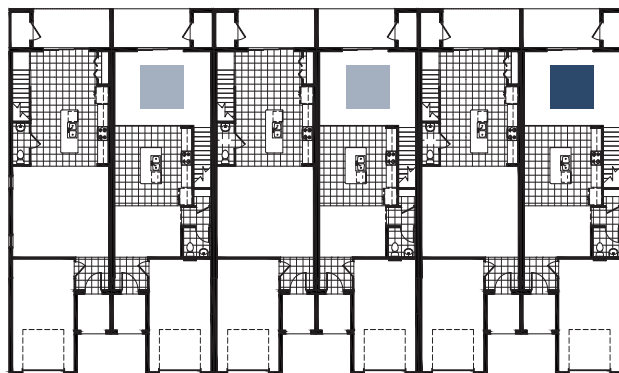
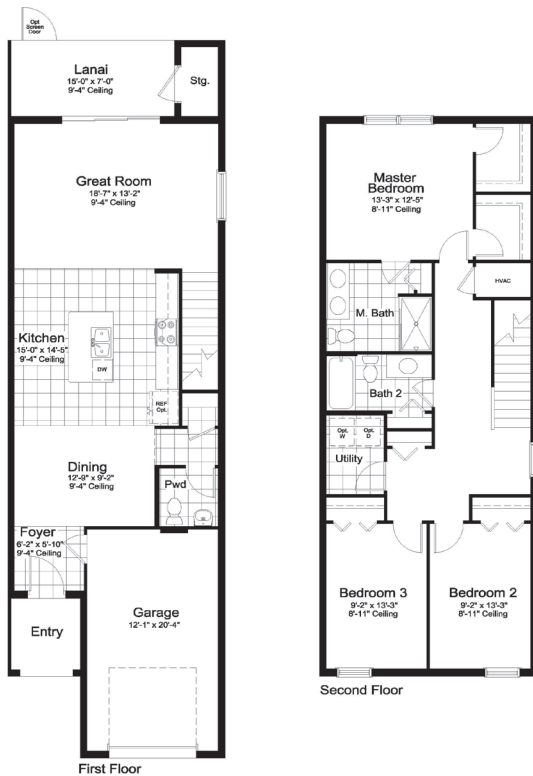
Lanai \_\_\_\_\_ 107 SF

Entry \_\_\_\_\_ 48 SF

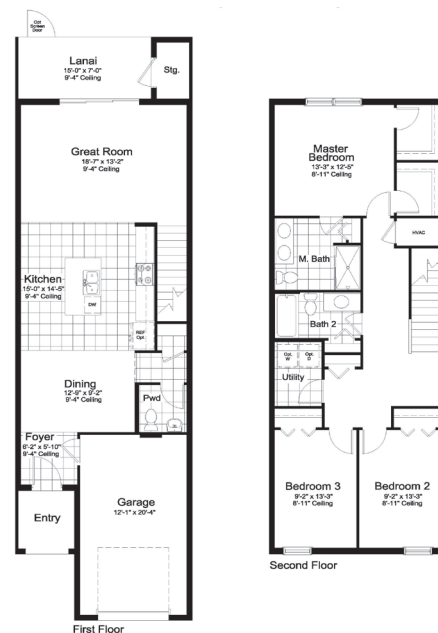
Storage \_\_\_\_\_ 33 SF

Total Area: 2,254 SF

## INTERIOR PLAN



OVERALL BUILDING FOOTPRINT





# Morgan



C-1

## EXTERIOR PLAN

### ELEVATION C-1

1st Floor \_\_\_\_\_ 806 SF

2nd Floor \_\_\_\_\_ 984 SF

Total Living Area: 1,790 SF

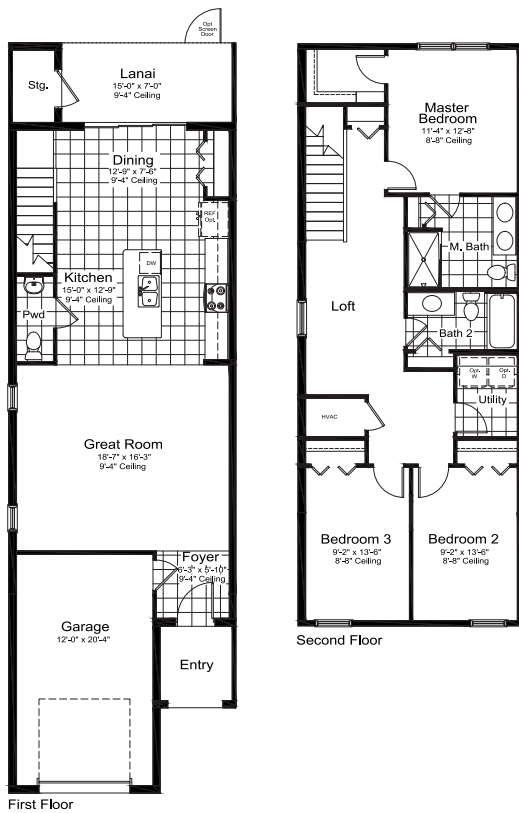
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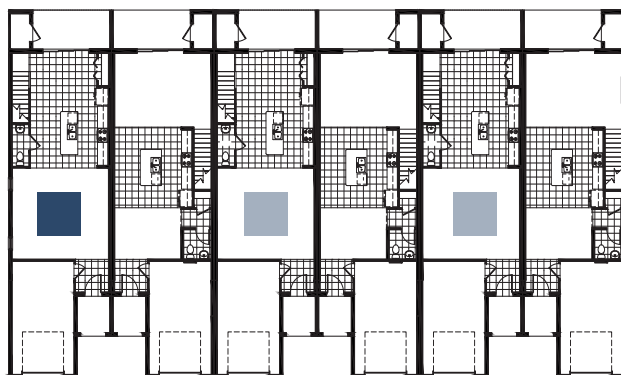
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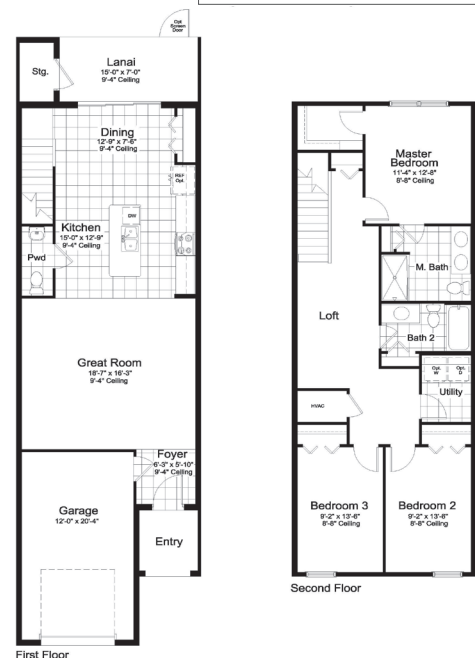
Total Area: 2,254 SF



## INTERIOR PLAN



## OVERALL BUILDING FOOTPRINT





# PALM GROVE

## TOWNHOMES

### Southwest Florida's Most Experienced Builder

- Over 55 years of building award-winning homes
- Over 100 successful communities and over 24,500 homes built
- Dedicated customer care team
- Personalized Neal Design Center 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

- Convenient to all that Lakewood Ranch has to offer
- Resort-style pool and lap pool
- Residents-only clubhouse with state-of-the-art fitness center
- 4 pickleball courts
- Pick up loop for school buses
- Outdoor movie area
- Outdoor games area featuring shuffleboard and cornhole
- Beautifully landscaped entry and streets
- Maintenance assisted homesites
- 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
- 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 17" ceramic tile floors in foyer, kitchen, baths and utility
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas (per plan)
- 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
- Screened lanai
- Decorative coach light
- Gutters included on all elevations
- Professionally landscaped home sites, including mulch
- Automatic irrigation system

### Quality Kitchen Features

- Corian® countertops - choice of value colors
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Stainless steel drop in sink
- Chrome single-handle faucet
- General Electric® stainless steel appliance package:
  - 1-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)

## Luxury Bath Features

- Corian® level 1 countertops with white drop in sinks in baths
- 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 on first floor and impact resistant windows on second floor
- Five-year exterior paint warranty
- Maintenance-free soffit and fascia
- CPVC or PEX waterlines throughout
- Raised-panel overhead garage door with operator and remote controls, style per elevation
- Two conveniently located exterior hose bibs

## 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
- GFI safety outlets in all wet areas
- GFI exterior outlets (per plan)

## Energy-Saving Features

- Green-certified homes under the National Green Building Standard, Florida Green Building Coalition and HERS Guidelines
- 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
- 40 gallon electric water heater and electric heat pump (per plan)
- All air-conditioning ductwork third-party tested by a Class 1 Energy Rater - certified to be substantially leak-free
- Energy efficient lighting (per plan)



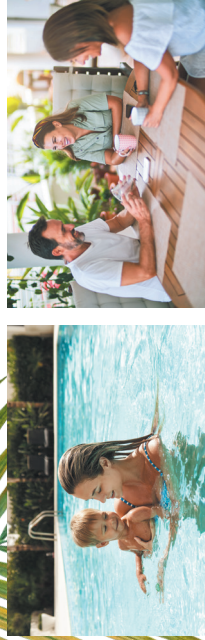
NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700\*

\*Applies to homes permitted after March 1, 2022

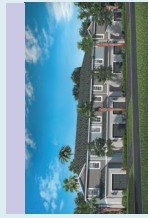


# Site Plan

EXISTING RESIDENTIAL



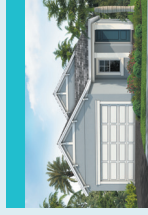
EXISTING RESIDENTIAL



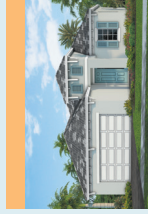
**Townhomes**  
1,790 Sq. Ft.  
2-Story Floorplans  
3 Bedrooms  
2.5 Baths  
1-Car Garage



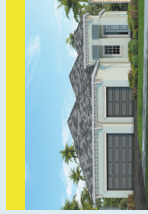
**Coral Villa Series**  
1,638 - 1,848 Sq. Ft.  
1-Story Floorplans  
2-3 Bedrooms  
2 Baths  
2-Car Garage



**Cruise Series**  
1,533 - 2,428 Sq. Ft.  
1- and 2-Story Floorplans  
3 - 4 Bedrooms  
2 - 2.5 Baths  
2-Car Garage



**Celebration Series**  
2,064 - 3,486 Sq. Ft.  
1- and 2-Story Floorplans  
3 - 5 Bedrooms  
2.5 - 4.5 Baths  
2 - 3-Car Garage



**Cove Series**  
2,207 - 2,427 Sq. Ft.  
1- and 2-Story Floorplans  
3 - 4 Bedrooms  
2 - 3.5 Baths  
2 - 3-Car Garage