



**PALM  
GROVE**

COVE SERIES



**NEAL**COMMUNITIES

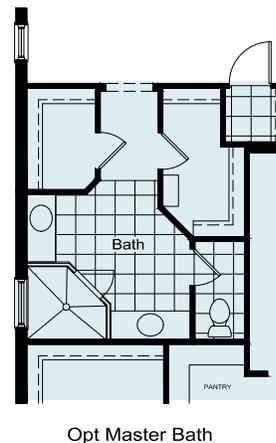
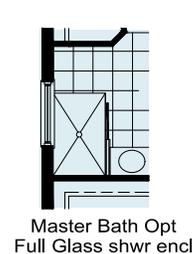
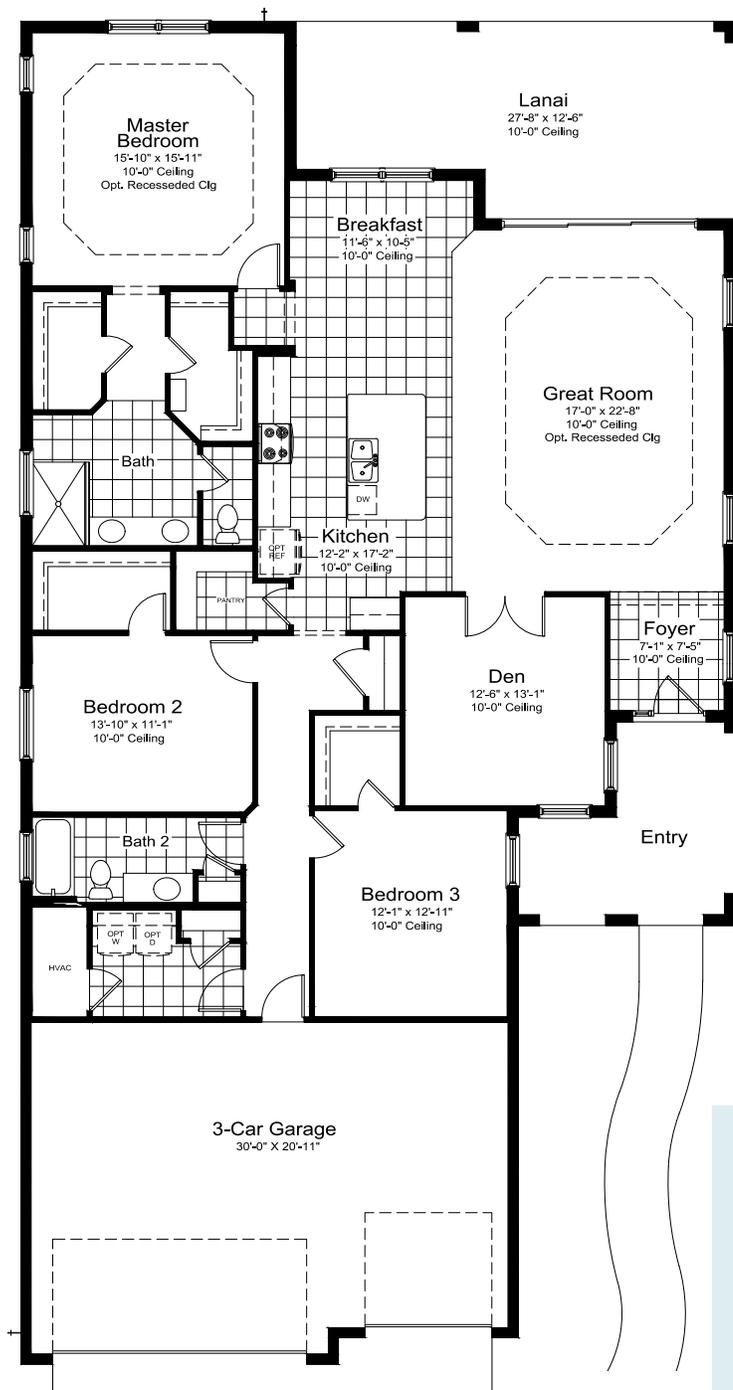
# Bright Meadow 2



BW-1

FC-1

FM-1



## Elevation BW-1

Living Area	2,309 SF
Garage	657 SF
Lanai	308 SF
Entry	138 SF

Total Area: 3,412 SF

\*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.

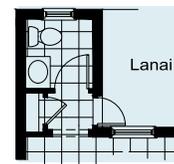
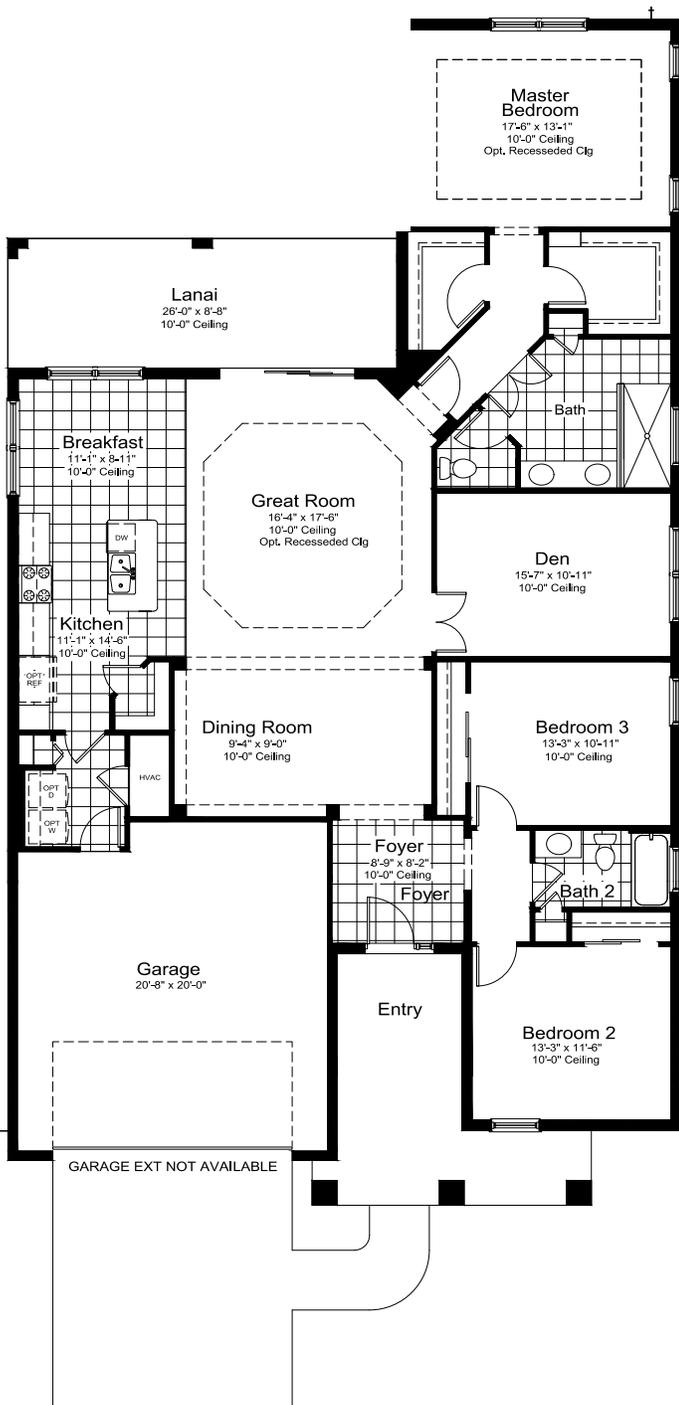
# Endless Summer 4



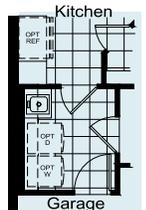
BW-1

FC-1

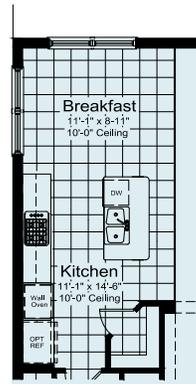
FM-1



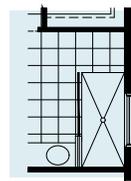
Opt Pool Bath  
(\*\* Not Available w/ ODK Opt.\*\*)



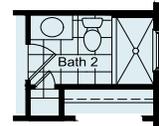
Opt Laundry Tub



Opt Wall Oven Kitchen



Master Bath Opt  
J/I Glass shwr encl



Opt Shower ILO  
Tub

## Elevation BW-1

Living Area	2,207 SF
Garage	477 SF
Lanai	225 SF
Entry	189 SF

Total Area: 3,098 SF

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# Sea Mist



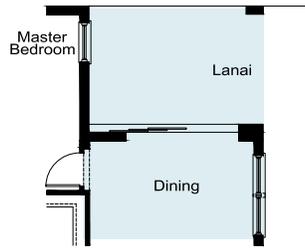
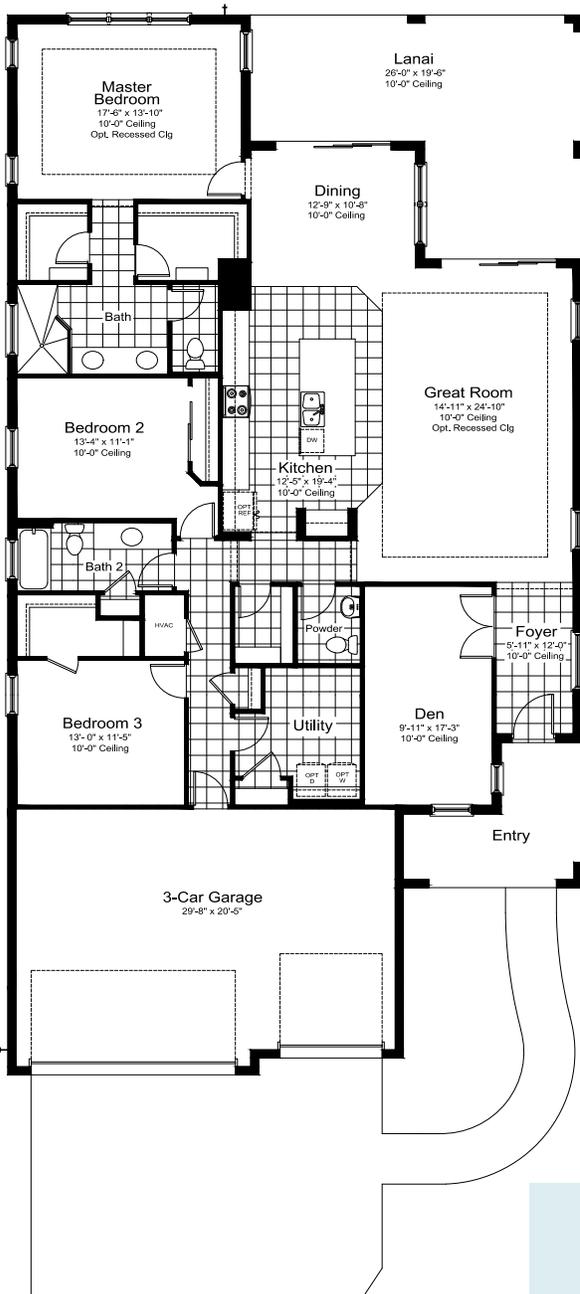
BW-1



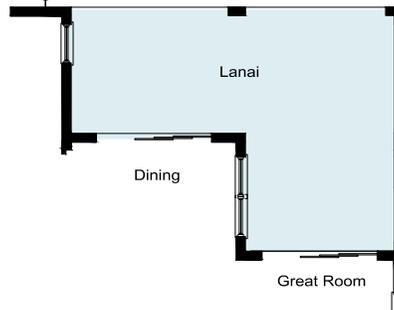
FC-1



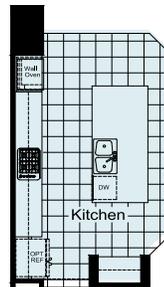
FM-1



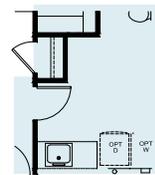
Opt Pocket Sliding Glass Door



Outdoor Kitchen Wall Option



Wall Oven Kitchen Option



Laundry Tub Option

## Elevation BW-1

Living Area \_\_\_\_\_ 2,427 SF

Garage \_\_\_\_\_ 638 SF

Lanai \_\_\_\_\_ 375 SF

Entry \_\_\_\_\_ 118 SF

**Total Area: 3,558 SF**

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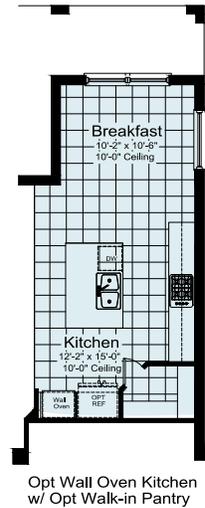
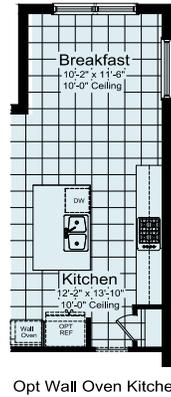
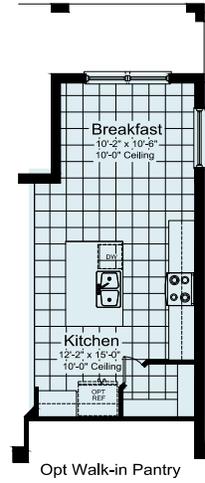
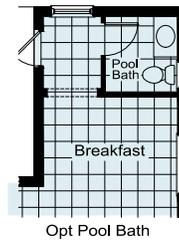
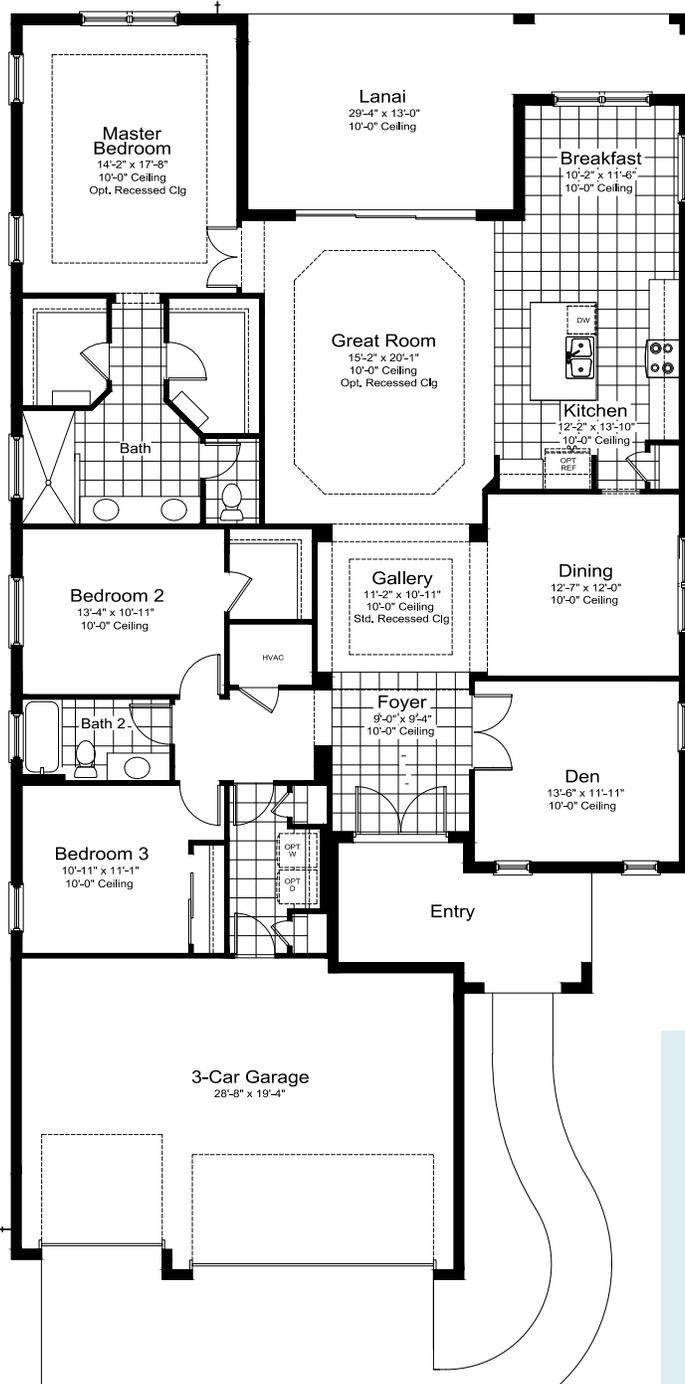
# Sea Star



BW-1

FC-2

FM-1



## Elevation BW-1

Living Area	2,379 SF
Garage	624 SF
Lanai	292 SF
Entry	135 SF

Total Area: 3,430 SF

\*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.

# Ocean Front



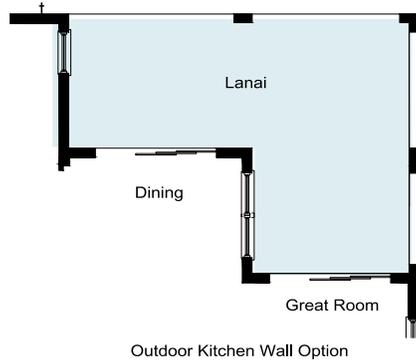
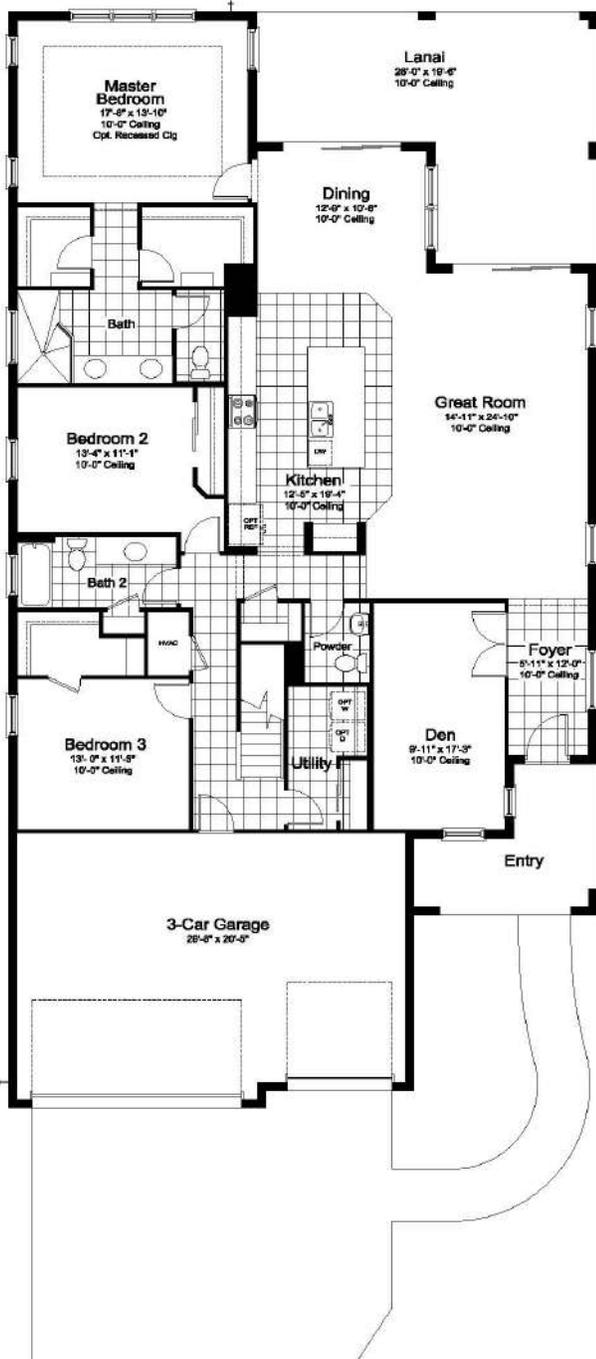
BW-1



FC-1



FM-1



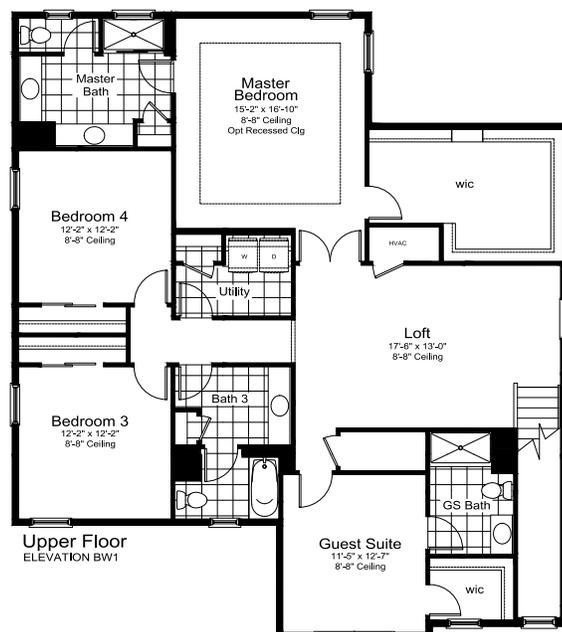
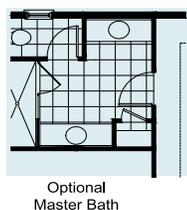
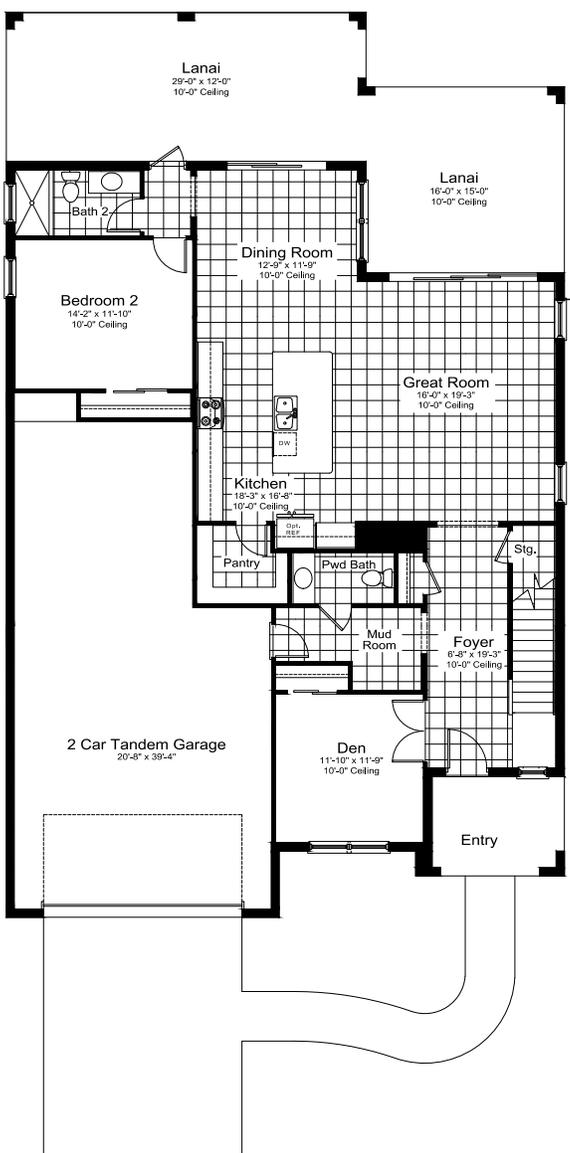
## Elevation BW-1

Living Area	_____	3,156 SF
Garage	_____	638 SF
Lanai	_____	375 SF
Entry	_____	118 SF

**Total Area: 4,287 SF**

\*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.

# Sea Glass



## Elevation BW-1

Lower Level	1,639 SF
Upper Level	1,844 SF
Living Area	3,483 SF
Garage	776 SF
Lanai	588 SF
Entry	88 SF

**Total Area: 4,935 SF**

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**PALM  
GROVE**

**COVE SERIES**

## **Southwest Florida's Most Experienced Builder**

- Over 50 years of building award-winning homes
- Over 100 successful communities and over 23,000 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**

- Choice of custom-designed British West Indies, Farm House and French Country elevations
- 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

- 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)
- 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
- Professionally landscaped home sites, including mulch
- Automatic irrigation system

## **Quality Kitchen Features**

- Granite countertops - choice of value colors
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Stainless steel undermount 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
  - 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)

- Recessed panel 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 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 (2nd story, frame construction, per plan)
- Roof with concrete roof tiles
- Professionally-engineered structural components
- Steel storm panels (per plan)
- 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
- 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
- Tankless water heater (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)



## Smart Home Features

- Smart thermostat with Z-wave technology
- Smart entry door dead bolt with Z-wave technology
- Connected HD video doorbell
- Smart Hub to connect Z-wave devices
- Structured wiring system, including Cat 6 phone/data and RG6 cable outlet (choice of 5 locations) and one Wireless Access Point pre-wire



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
- Coral Villa Series
- Cruise Series
- Celebration Series
- Cove Series
- Models
- Model Parking
- Discovery Center
- Property Line

EXISTING RESIDENTIAL

FUTURE PHASES

FUTURE DEVELOPMENT

SR 64 EAST



**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