



**PALM
GROVE**

CRUISE SERIES



NEALCOMMUNITIES

Dream 2



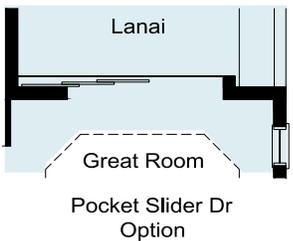
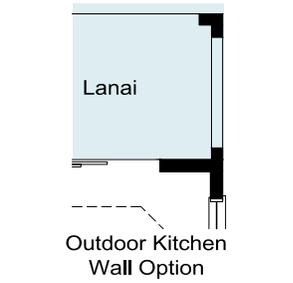
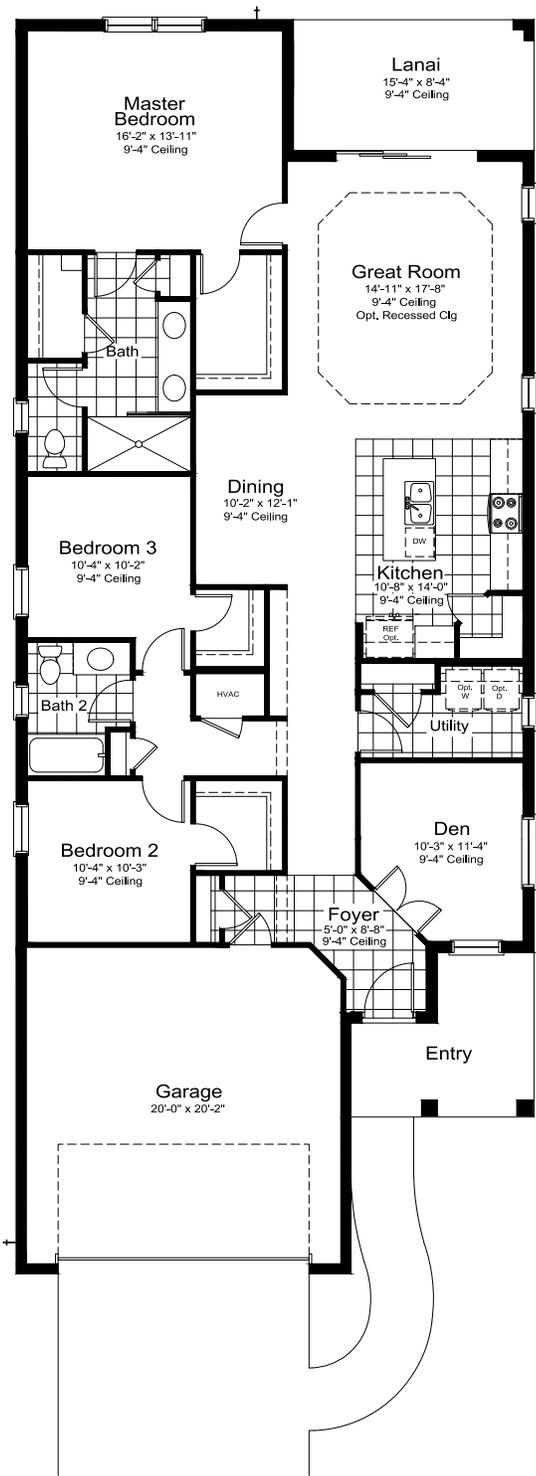
C-1



FH-1



FM-1



*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 C-1

Living Area	1,860 SF
Garage	438 SF
Lanai	128 SF
Entry	98 SF
Total Area: 2,524 SF	

Heritage 2



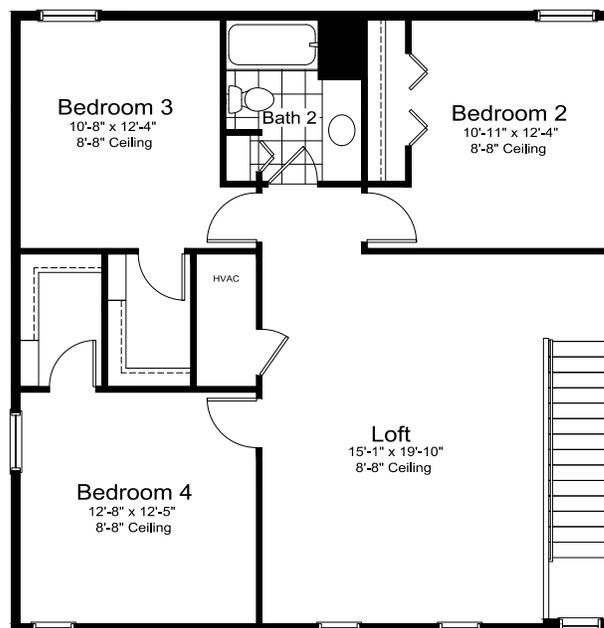
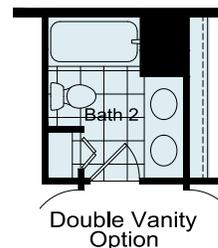
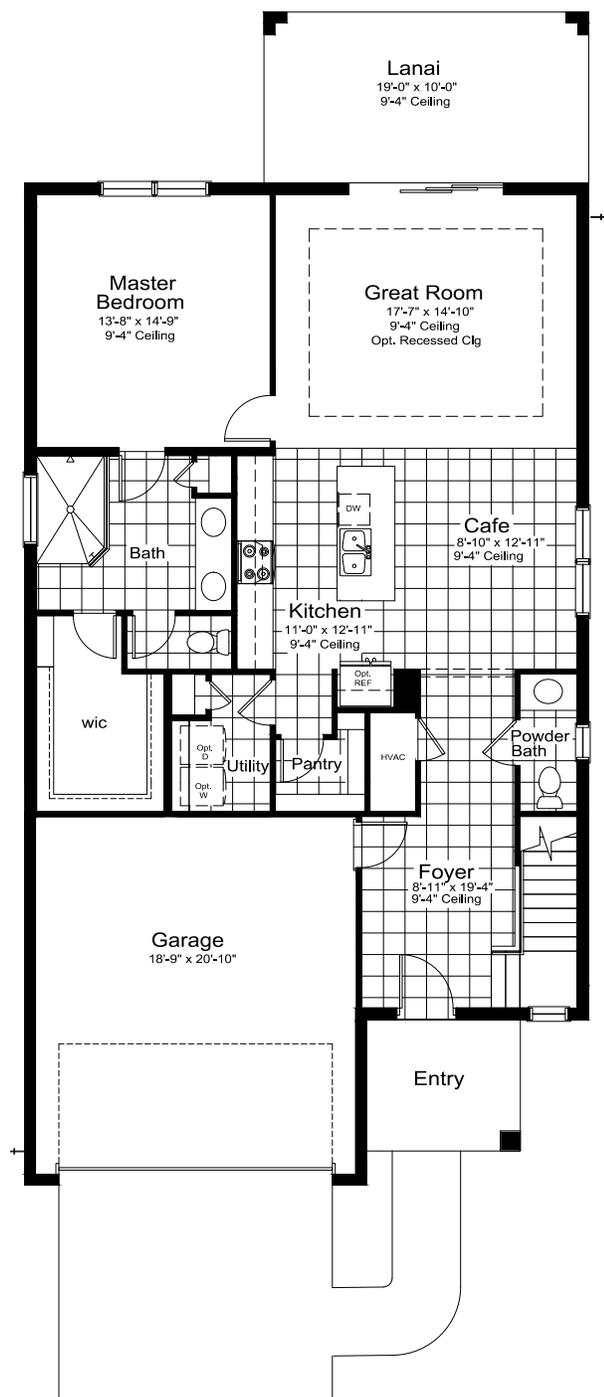
C-1



FH-2



FM-1



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Elevation C-1

Living Area	2,429 SF
Garage	423 SF
Lanai	190 SF
Entry	70 SF
Total Area: 3,112 SF	

Honor



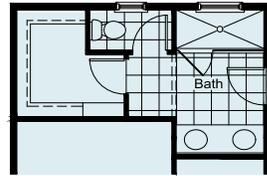
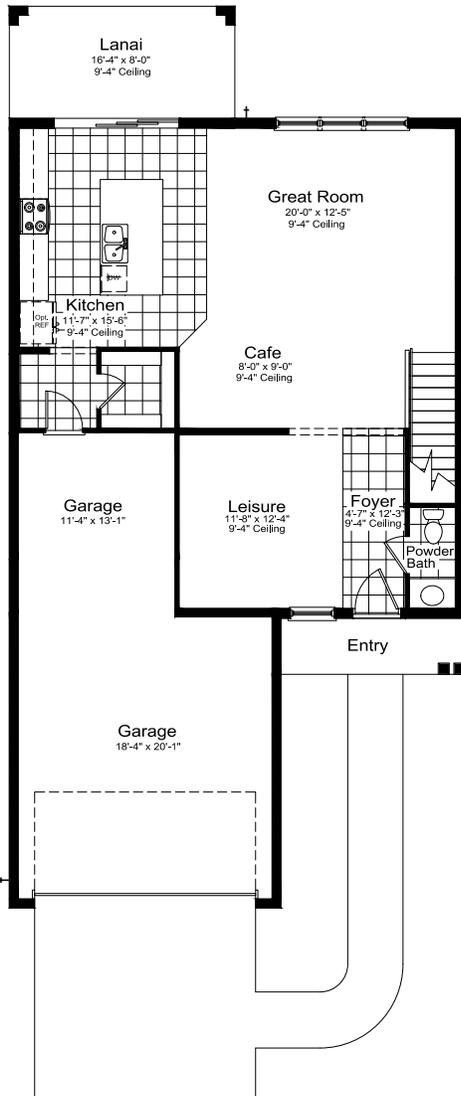
C-1



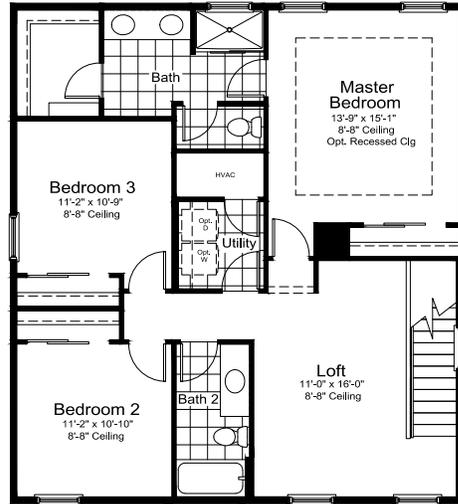
FH-1



FM-1



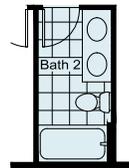
Opt Master Bath



Upper Floor
ELEVATION C1



Window at Master
Bedroom Option



Double Vanity
Option

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Elevation C-1 & FH-1

Living Area _____ 2,143 SF

Garage _____ 566 SF

Lanai _____ 131 SF

Entry _____ 53 SF

Total Area: 2,893 SF

Liberty 4



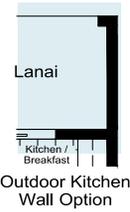
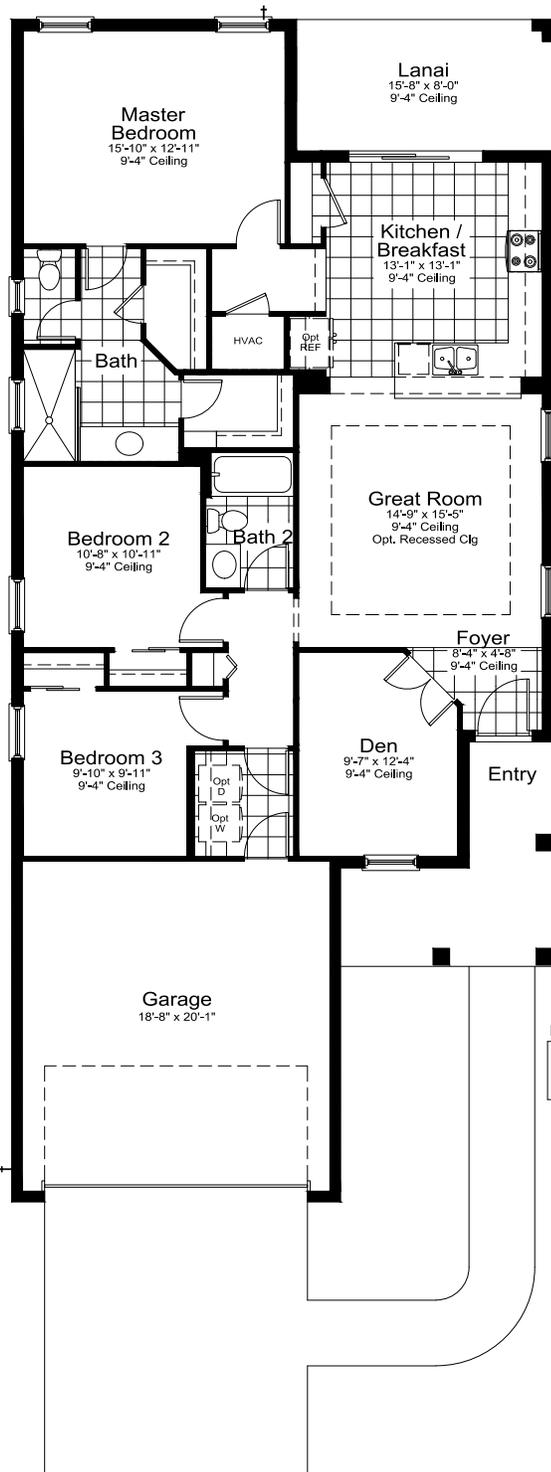
C-1



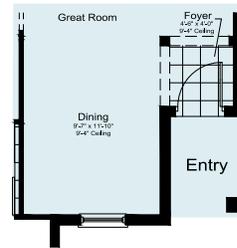
FH-1



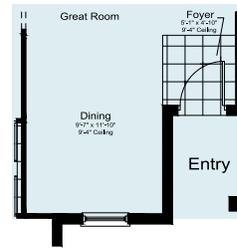
FM-1



Outdoor Kitchen Wall Option



Dining ILO Den Option
elevation I-1 shown, windows vary per elevation



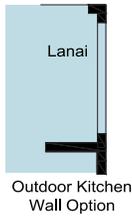
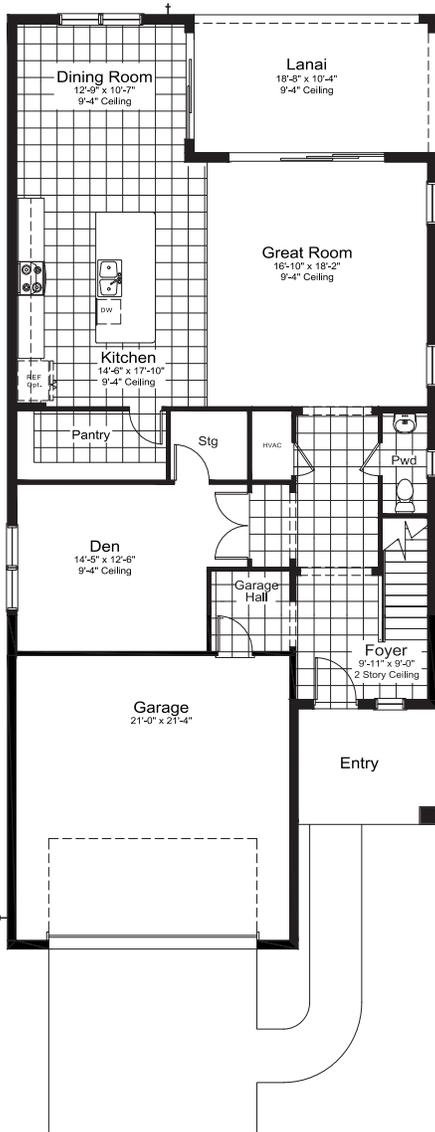
Dining ILO Den w/ No Column or Soffit at Foyer
elevation I-1 shown, windows vary per elevation

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Elevation C-1 & FH-1

Living Area	1,533 SF
Garage	414 SF
Lanai	125 SF
Entry	118 SF
Total Area: 2,190 SF	

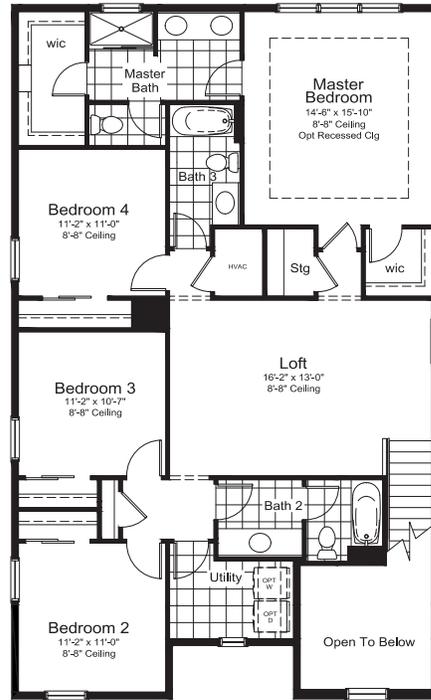
Vision 2



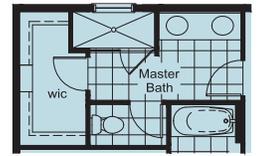
Outdoor Kitchen Wall Option



Kitchen Island w opt cabinets



Upper Floor
ELEVATION C1, FH1, FH2



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Elevation C-1, FH-1 & FH-2

Living Area	_____	2,956 SF
Garage	_____	489 SF
Lanai	_____	199 SF
Entry	_____	92 SF
Total Area:		3,736 SF



**PALM
GROVE**

CRUISE SERIES

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

- Choice of custom-designed Coastal, Farm House & Florida Modern 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*

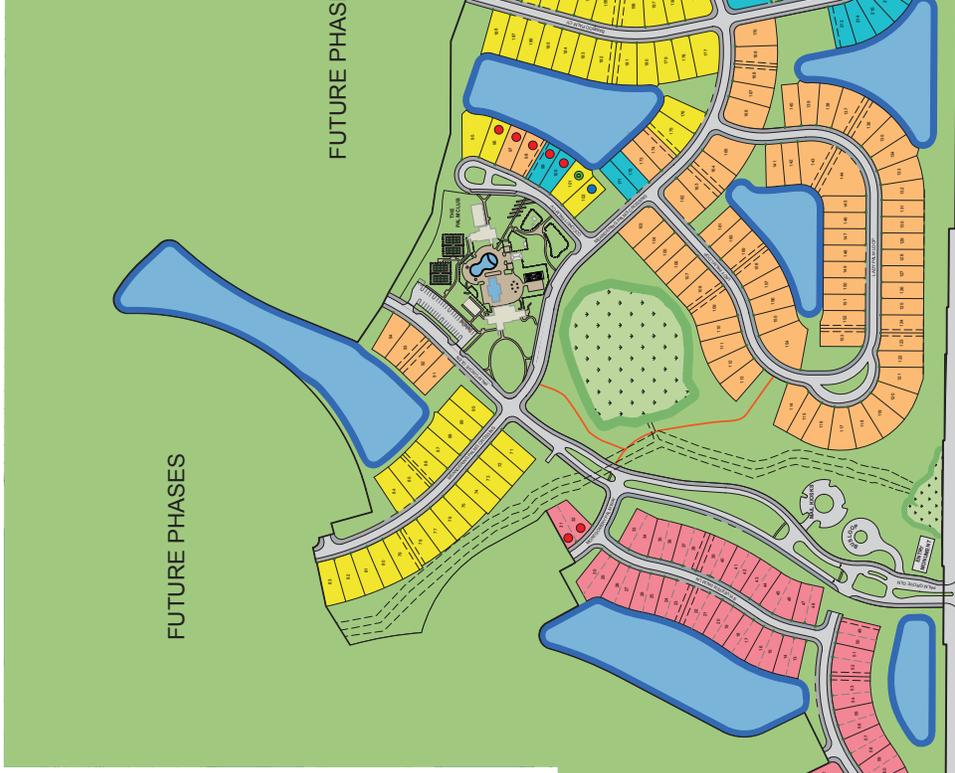
*Applies to homes permitted after March 1, 2022

Site Plan

EXISTING RESIDENTIAL



EXISTING RESIDENTIAL



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

EXISTING RESIDENTIAL

FUTURE PHASES

FUTURE DEVELOPMENT

SR 64 EAST

DAM RD

STATE PARK LAND



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