



PALM
GROVE

TOWNHOMES



NEALCOMMUNITIES

Avery



EXTERIOR PLAN

ELEVATION C-1

1st Floor _____ 806 SF

2nd Floor _____ 984 SF

Total Living Area: 1,790 SF

Garage _____ 276 SF

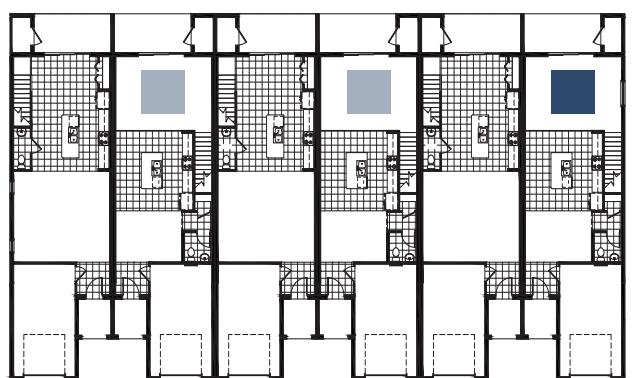
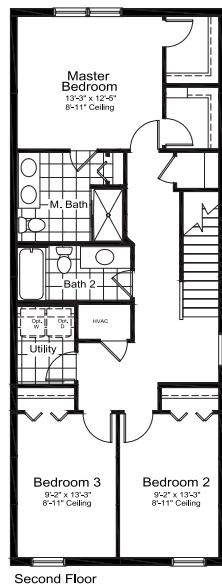
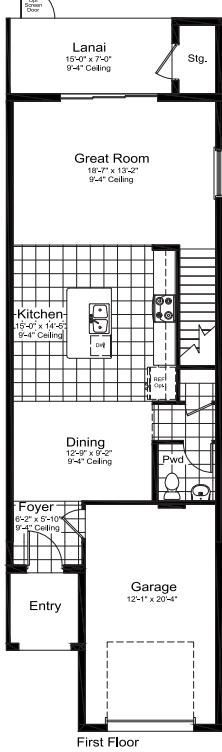
Lanai _____ 107 SF

Entry _____ 48 SF

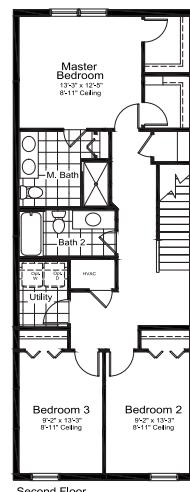
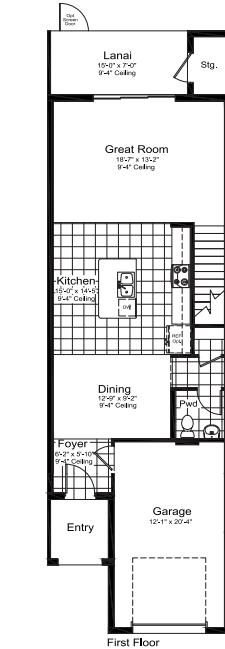
Storage _____ 33 SF

Total Area: 2,254 SF

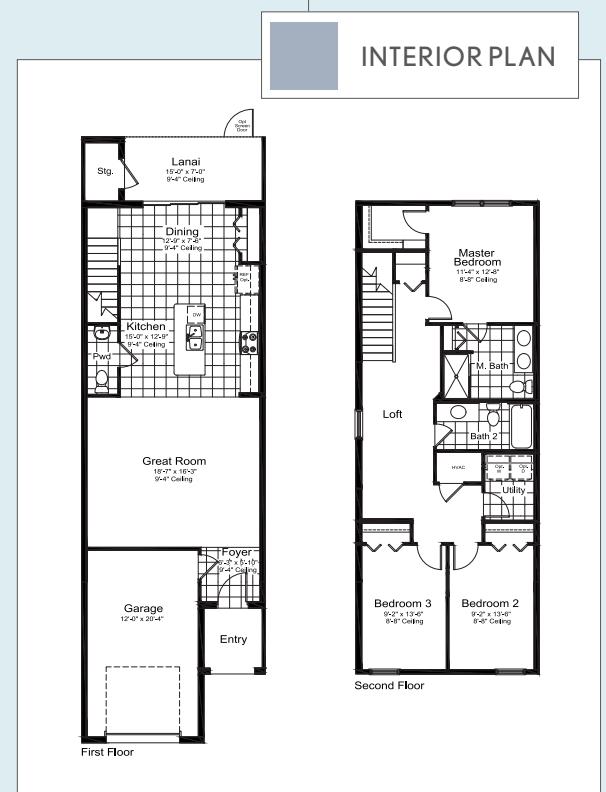
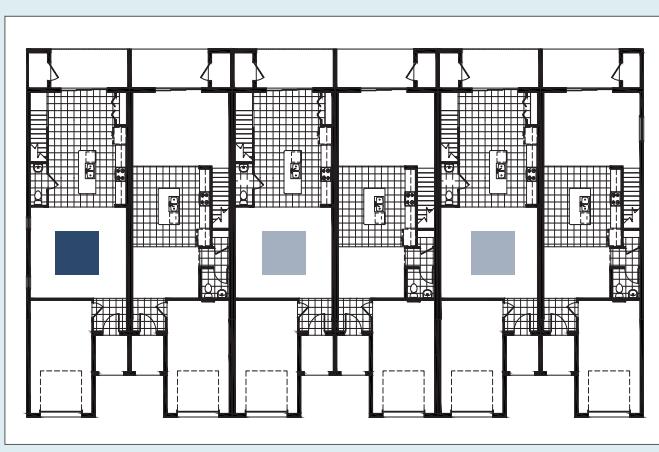
INTERIOR PLAN



OVERALL BUILDING FOOTPRINT



Morgan





P A L M G R O V E

TOWNHOMES

Southwest Florida's Most Experienced Builder

- Over 56 years of building award-winning homes
- Over 100 successful communities and over 27,000 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

- 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
- 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)



Site Plan

