



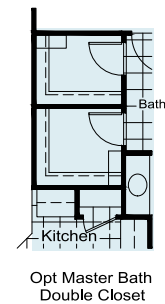
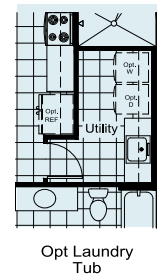
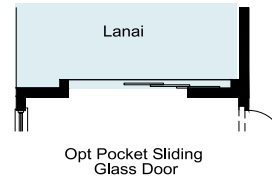
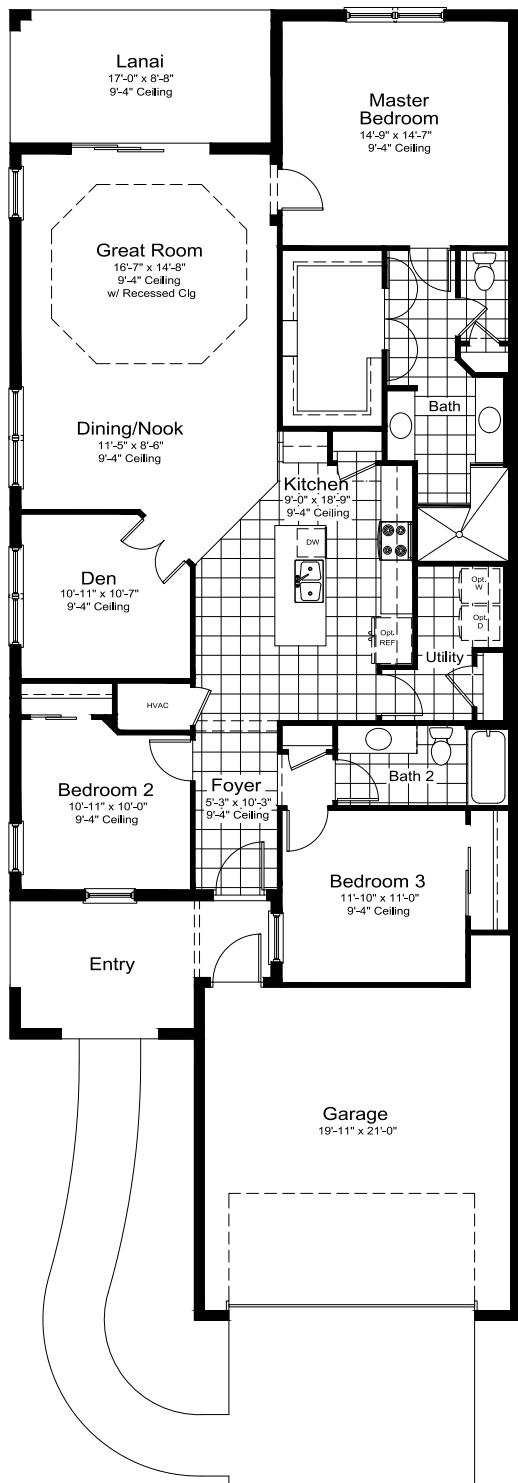
**PALM  
GROVE**

CORAL SERIES



**NEAL**COMMUNITIES

# Sandcastle 2



\*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 BW-5 & BW-6

Living Area \_\_\_\_\_ 1,848 SF

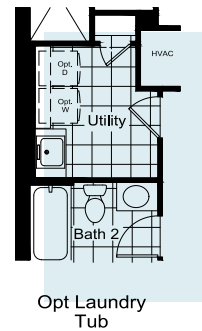
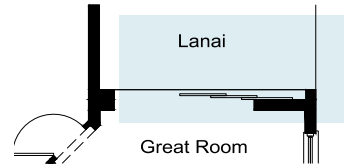
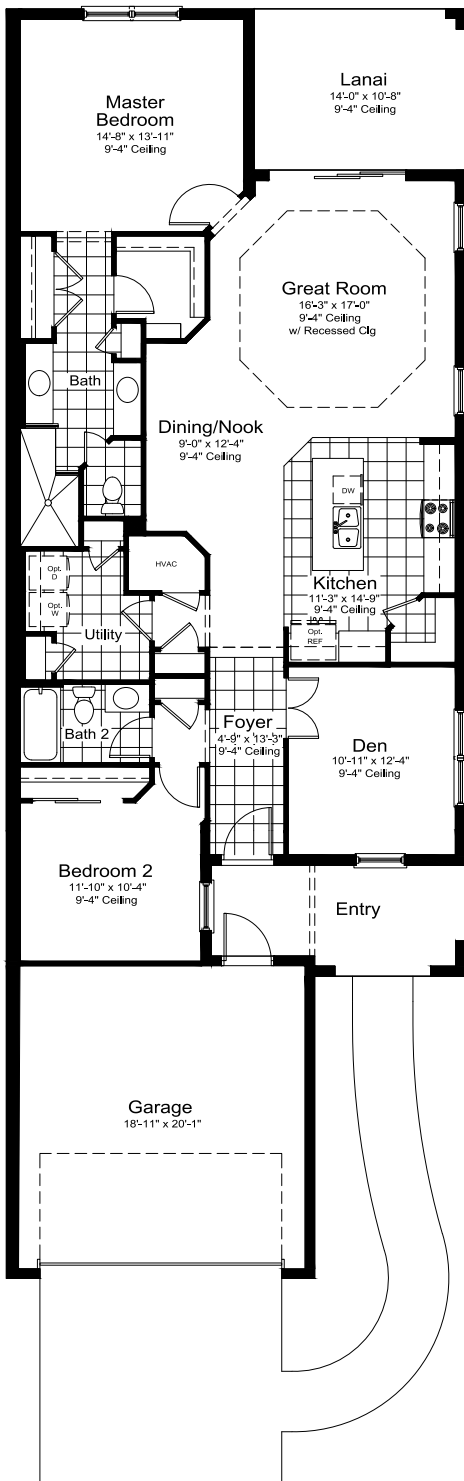
Garage \_\_\_\_\_ 469 SF

Lanai \_\_\_\_\_ 147 SF

Entry \_\_\_\_\_ 133 SF

Total Area: 2,597 SF

# Tidewinds 2



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## Elevation BW-5 & BW-6

Living Area \_\_\_\_\_ 1,638 SF

Garage \_\_\_\_\_ 419 SF

Lanai \_\_\_\_\_ 149 SF

Entry \_\_\_\_\_ 114 SF

Total Area: 2,320 SF





# PALM GROVE

## CORAL SERIES

### 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
- 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 elevations
- Decorative architectural details and shutters (per plan)
- Designer-curated exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding and accents (per plan)

### Luxury Features

- Recessed ceiling in great room (per plan)
- Classic colonial moldings

- 5-1/4" 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
- Decorative coach light(s)
- Gutters included at front entry (per plan)
- 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)
- 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
- All air-conditioning ductwork third-party tested by a Class 1 Energy Rater - certified to be substantially leak-free
- 40-gallon gas water heater and electric heat pump (per plan)
- 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

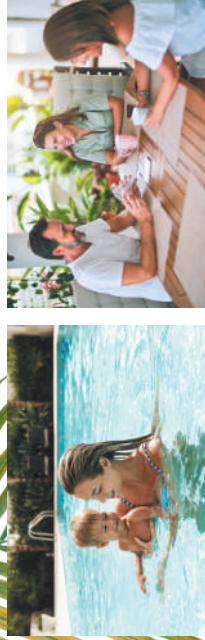


NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700\*

\*Applies to homes permitted after March 1, 2022

# Site Plan

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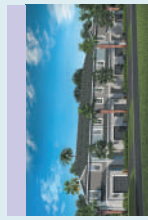
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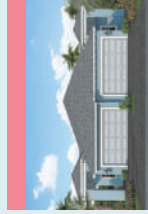
- Townhomes
- Coral Villa Series
- Cruise Series
- Celebration Series
- Cove Series
- Models
- Model Parking
- Discovery Center
- Property Line

EXISTING RESIDENTIAL

FUTURE DEVELOPMENT



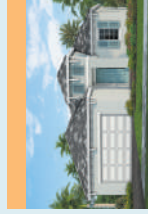
**Townhomes**  
1,790 Sq. Ft.  
2-Story Floorplans  
3 Bedrooms  
2.5 Baths  
1-Car Garage



**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