

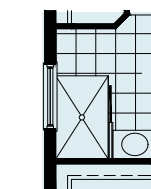


**PALM  
GROVE**

COVE SERIES



**NEAL**COMMUNITIES



This floor plan for Unit 101 shows a layout with a Lanai, Pool Bath, Breakfast area, and an optional Pool Bath. The plan includes a kitchen, living area, and two bedrooms. The Pool Bath is located near the Lanai, and the optional Pool Bath is located near the Breakfast area.

The floor plan shows a central hallway with a door leading to a bathroom. The bathroom contains a toilet, a sink, and a bathtub. To the right of the hallway is a pantry. A staircase is located at the bottom left of the plan. The plan is labeled 'Bath' and 'PANTRY'.

A floor plan of Bath 2. It features a toilet on the left, a sink in the center, and a shower area on the right. The text "Bath 2" is written in the center of the plan.

Floor plan of the kitchen area. The HVAC unit is located on the left wall. The sink is on the right wall. The floor is covered with a grid pattern. The walls are solid black.

\*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



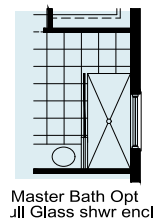
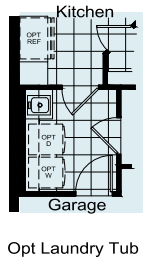
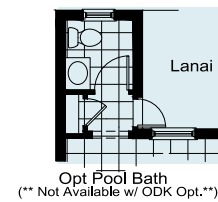
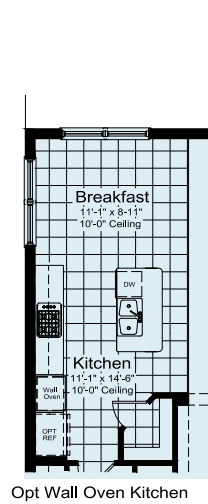
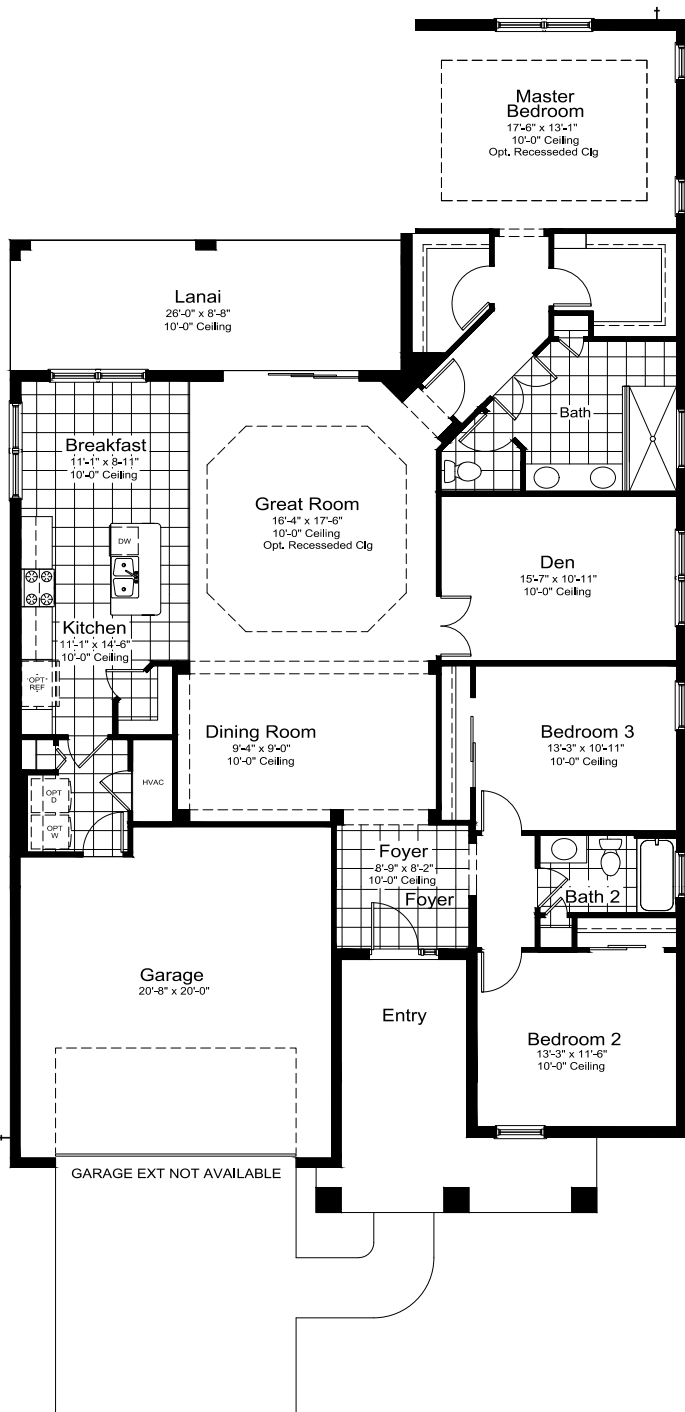
BW-1



FC-1



FM-1



## 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



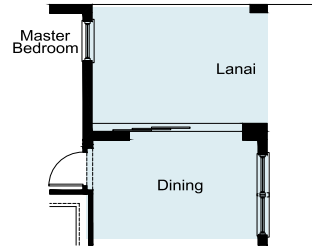
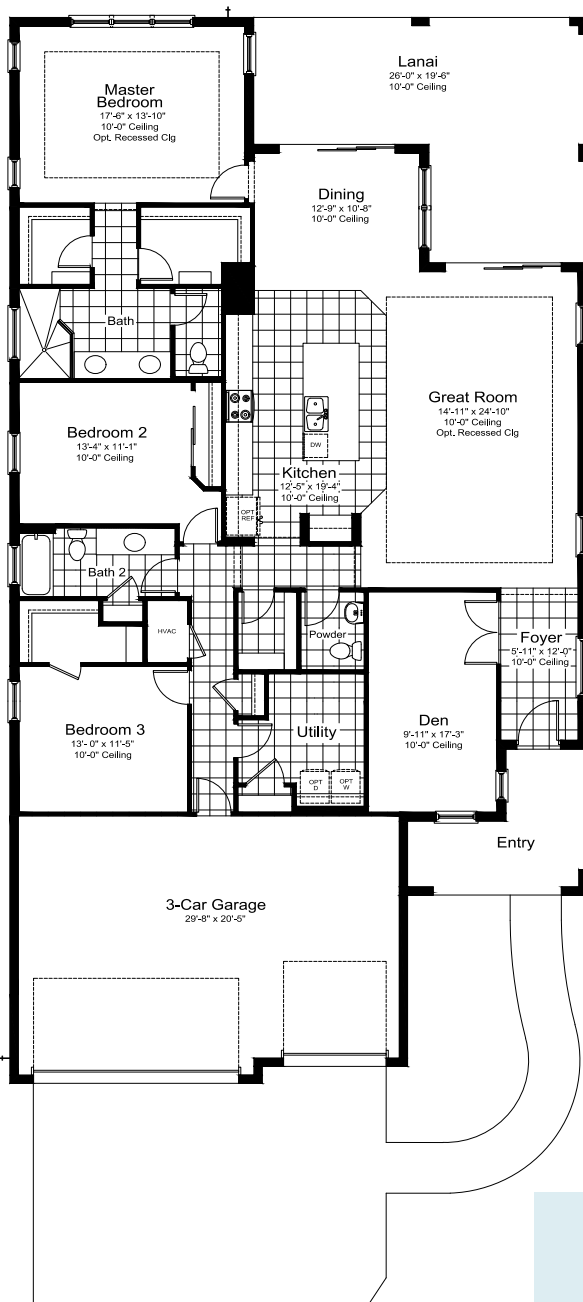
BW-1



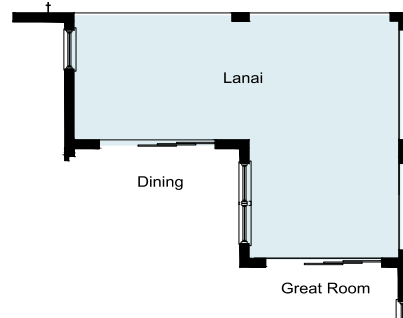
FC-1



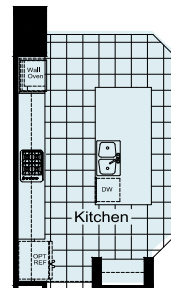
FM-1



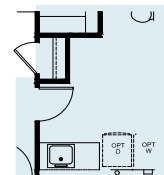
Opt Pocket Sliding Glass Door



Outdoor Kitchen Wall Option



Wall Oven Kitchen Option



Laundry Tub Option

## Elevation BW-1

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

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

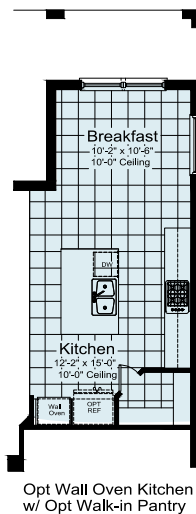
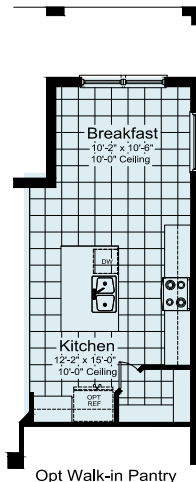
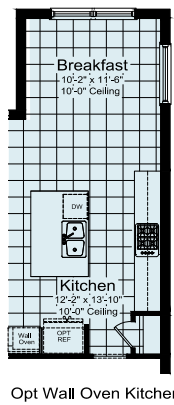
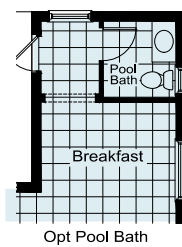
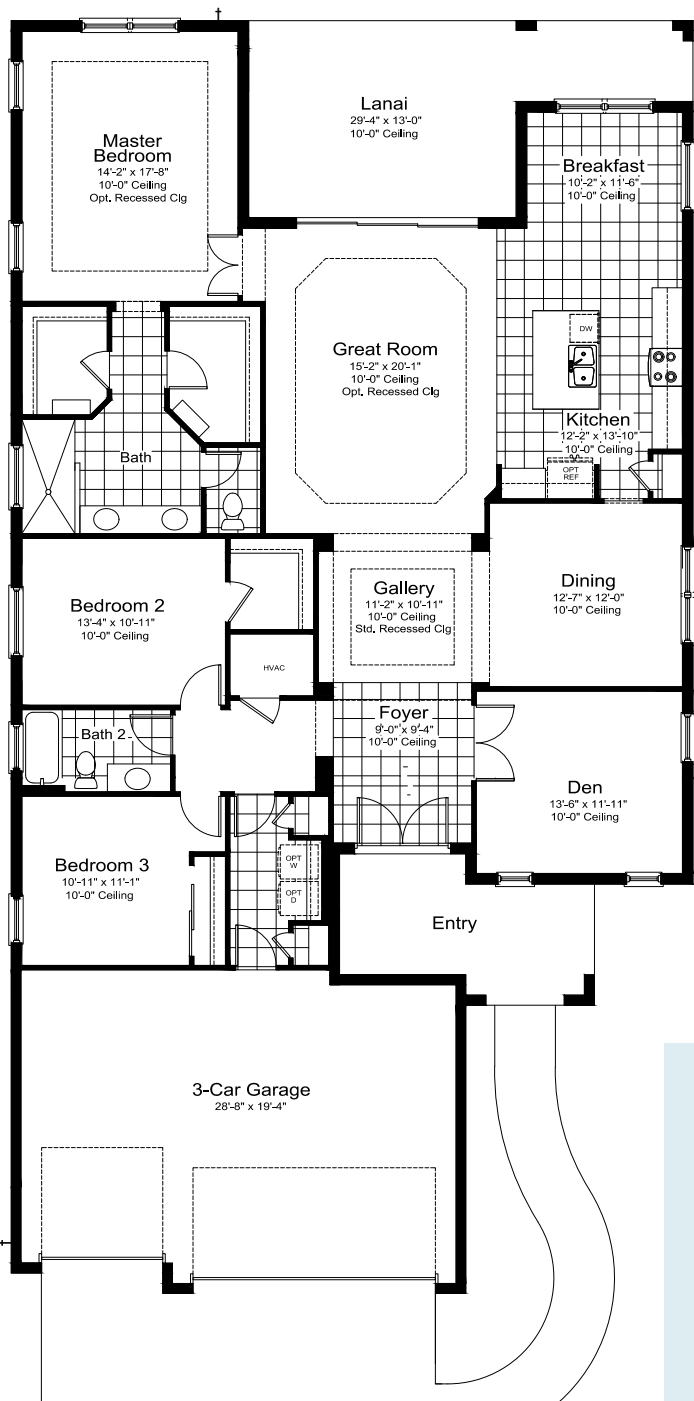
Lanai \_\_\_\_\_ 375 SF

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

**Total Area: 3,558 SF**

\*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 Star



## Elevation BW-1

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

Total Area: 3,430 SF

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# Ocean Front



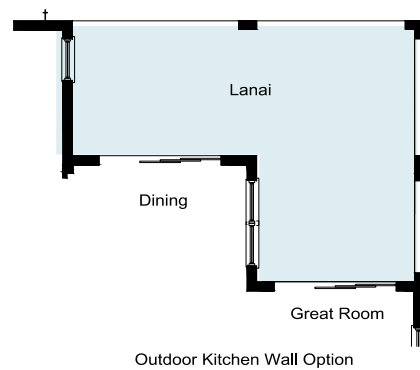
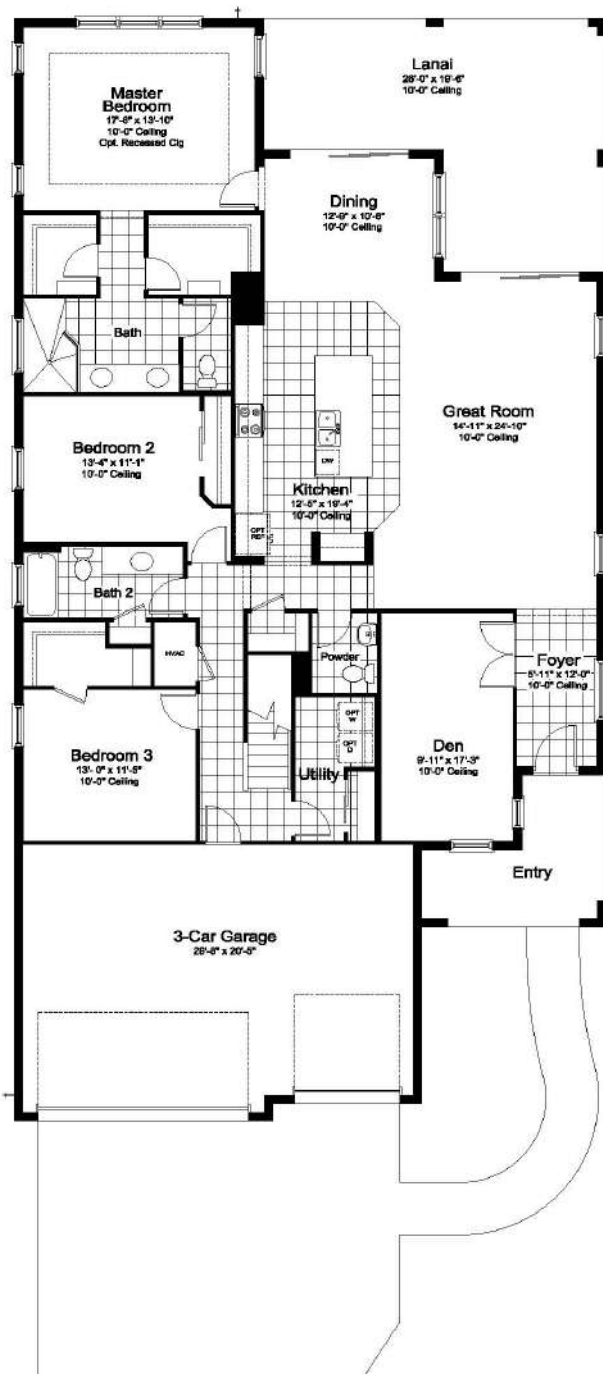
BW-1



FC-1



FM-1



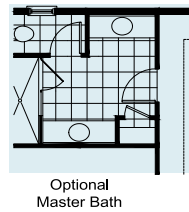
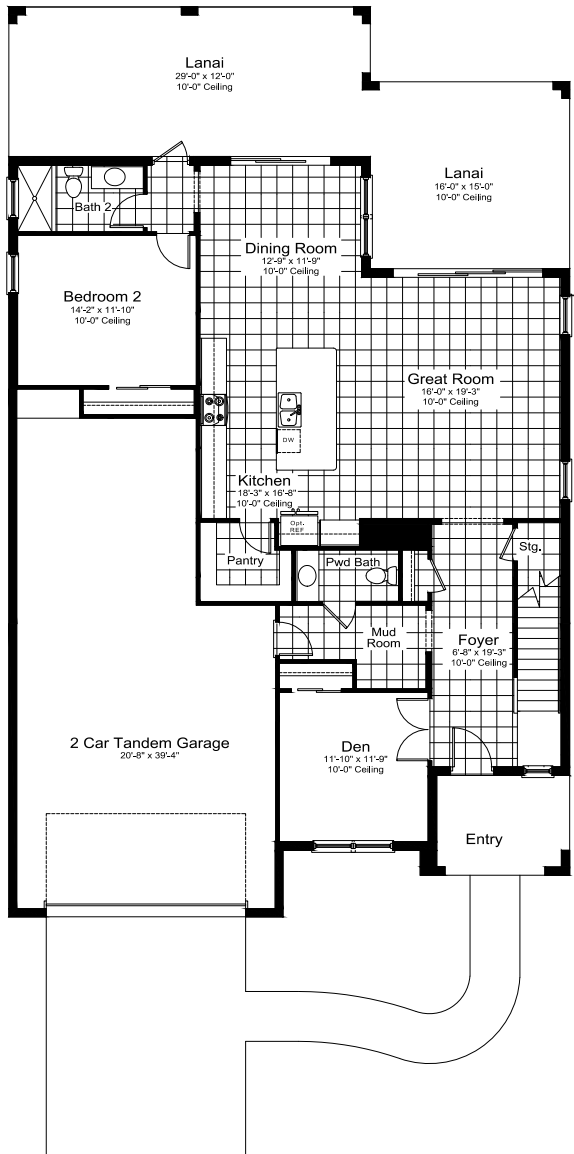
## Elevation BW-1

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 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, 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

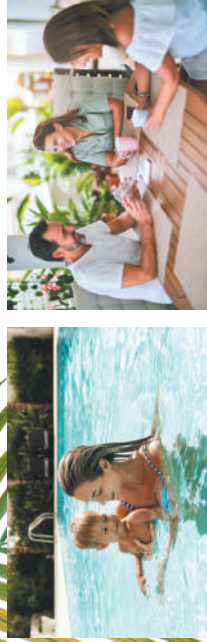


NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700\*

\*Applies to homes permitted after March 1, 2022

# Site Plan

EXISTING RESIDENTIAL



EXISTING RESIDENTIAL

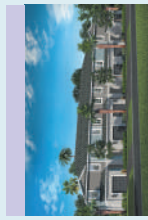


- Townhomes
- Coral Villa Series
- Cruise Series
- Celebration Series
- Cove Series
- Models
- Model Parking
- Discovery Center
- Property Line

EXISTING RESIDENTIAL

FUTURE PHASES

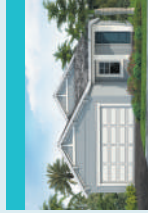
FUTURE DEVELOPMENT



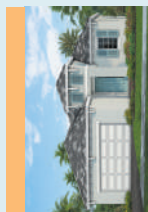
**Townhomes**  
1,790 Sq. Ft.  
2-Story Floorplans  
3 Bedrooms  
2.5 Baths  
1-Car Garage



**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