



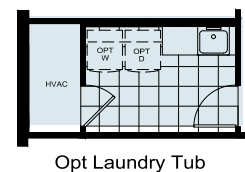
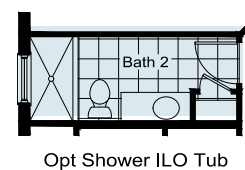
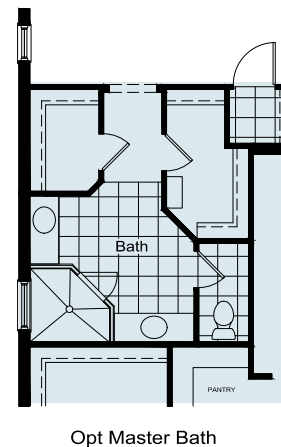
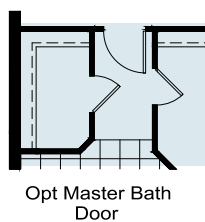
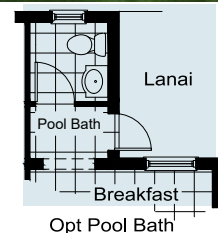
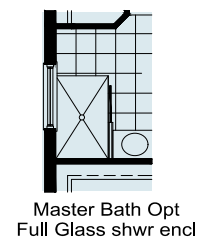
**PALM
GROVE**

COVE SERIES



NEALCOMMUNITIES

BW-1



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



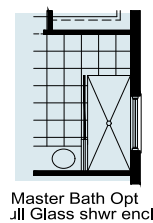
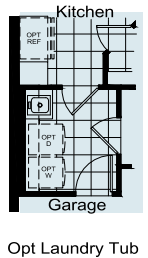
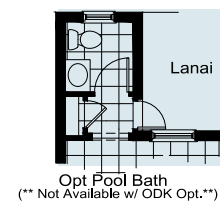
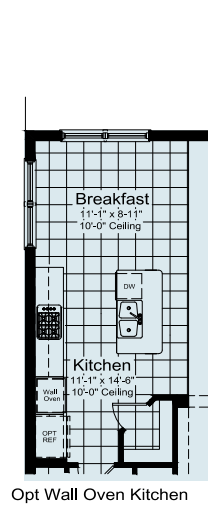
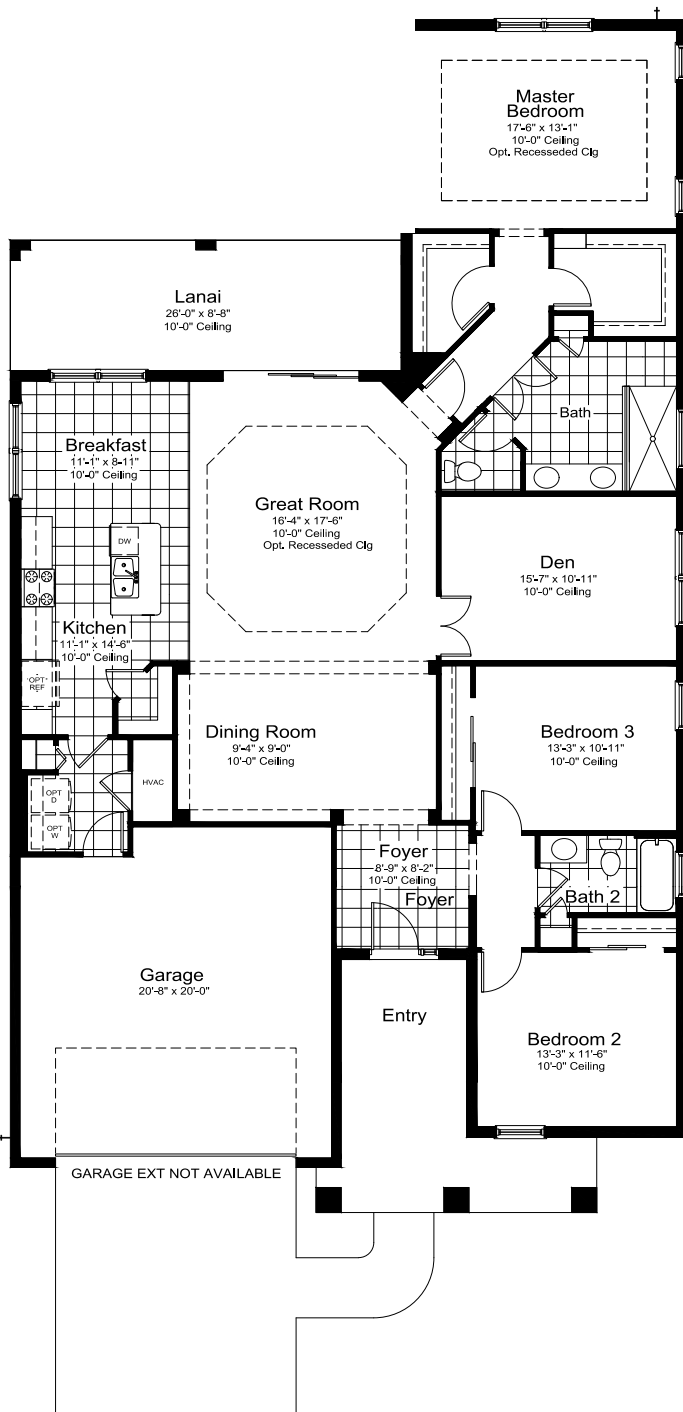
BW-1



FC-1



FM-1



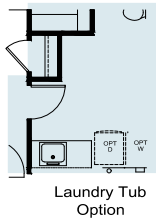
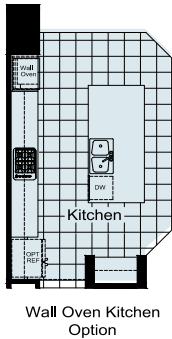
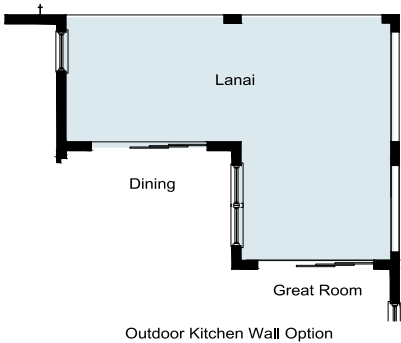
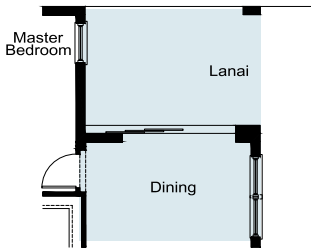
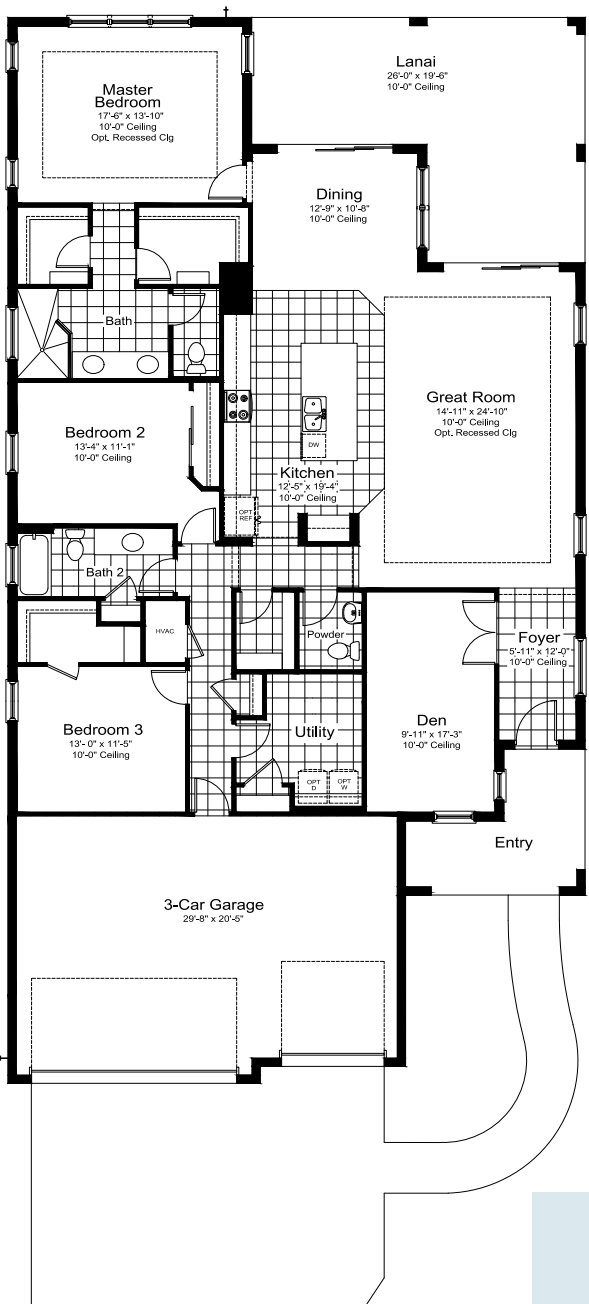
Elevation BW-1

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

Total Area: 3,098 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 Mist



Elevation BW-1

Living Area _____ 2,427 SF

Garage _____ 638 SF

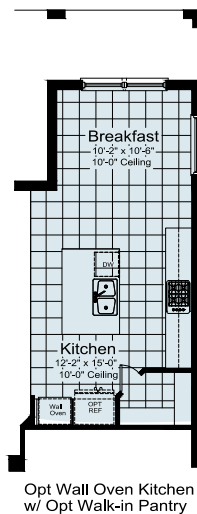
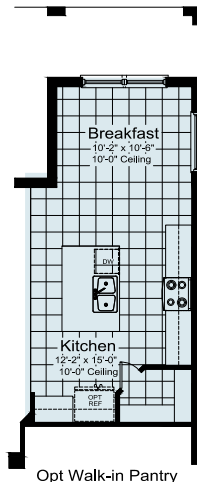
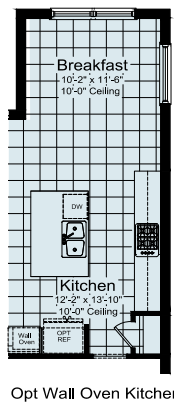
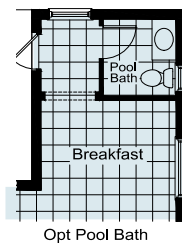
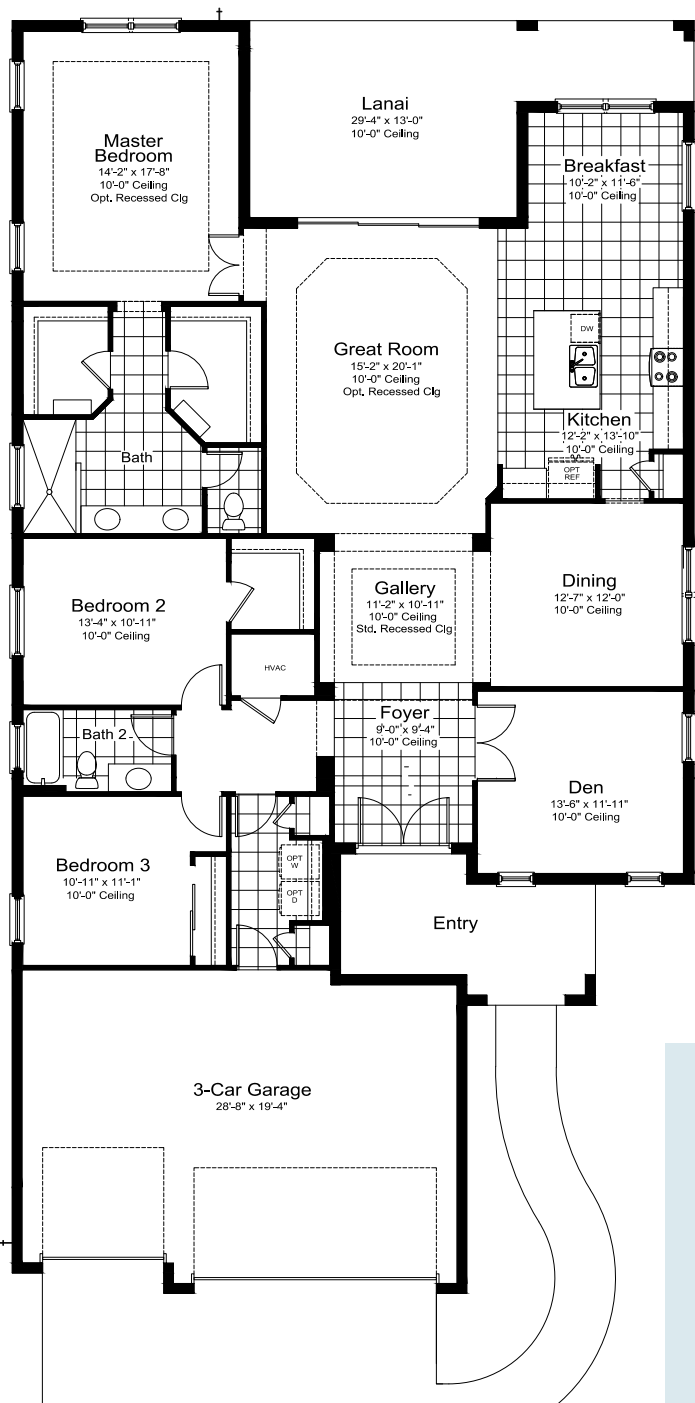
Lanai _____ 375 SF

Entry _____ 118 SF

Total Area: 3,558 SF

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Sea Star



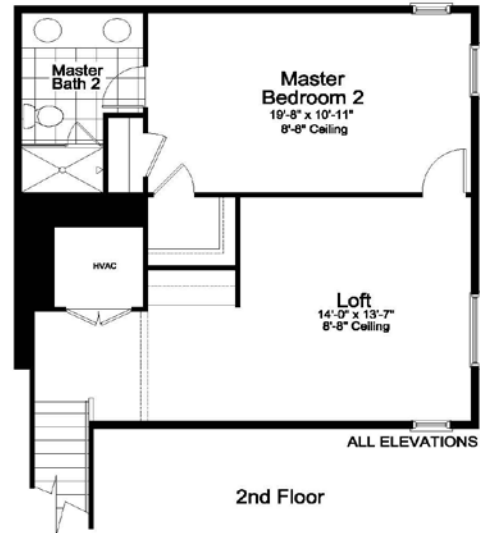
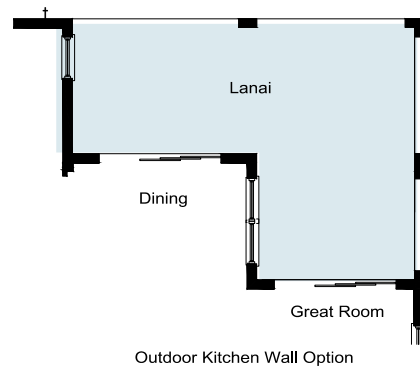
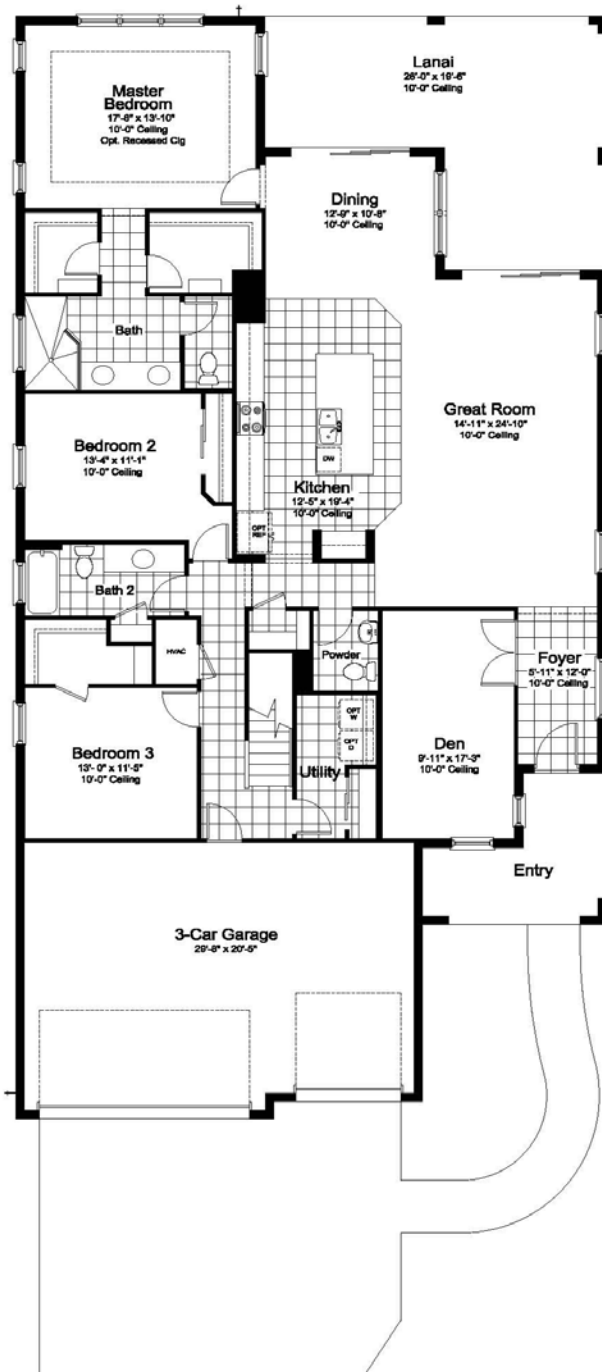
Elevation BW-1

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



Elevation BW-1

Living Area _____ 3,156 SF

Garage _____ 638 SF

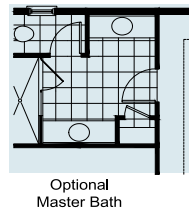
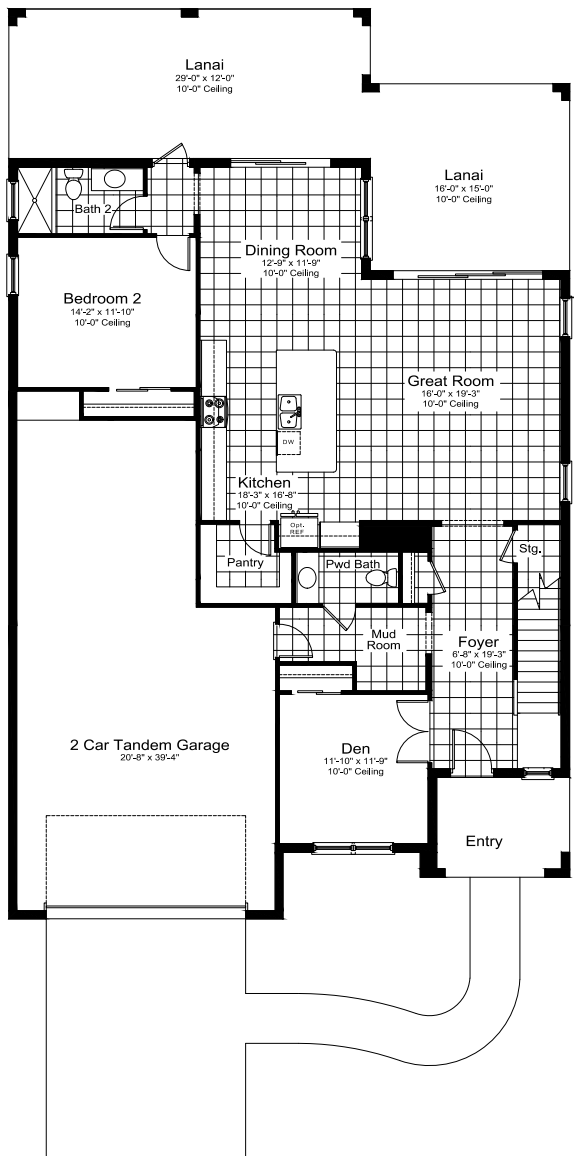
Lanai _____ 375 SF

Entry _____ 118 SF

Total Area: 4,287 SF

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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

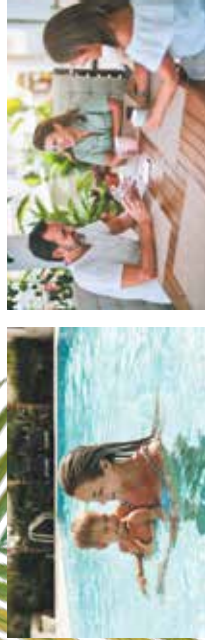


NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700*

*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

STATE PARK LAND

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