



PALMERA
WELLEN PARK



Cruise Series

NEALCOMMUNITIES

Dream 2



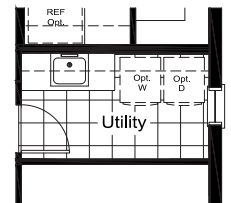
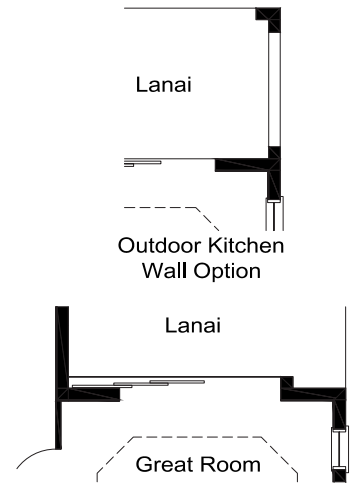
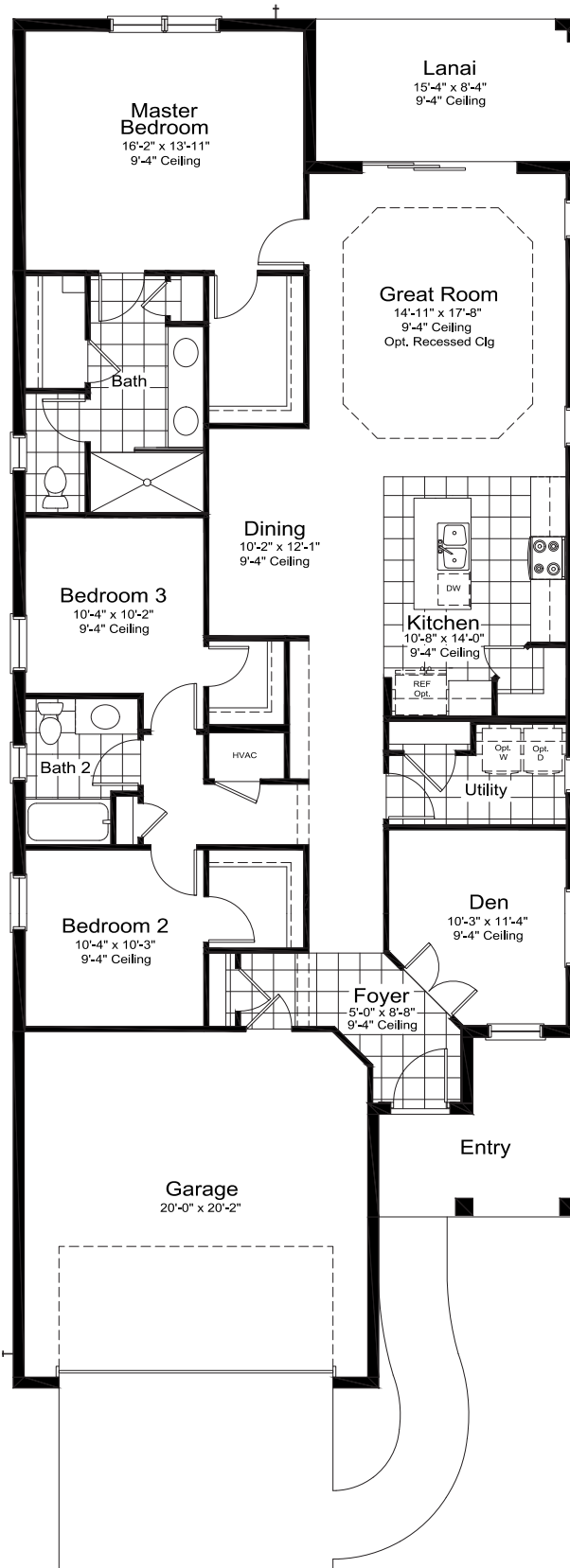
Elevation C-1



Elevation I-1

ELEVATION C-1

Living	1860	SF
Garage	438	SF
Lanai	128	SF
Entry	98	SF
<hr/>		
TOTAL	2524	SF



Laundry Tub Option

*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.

Patriot



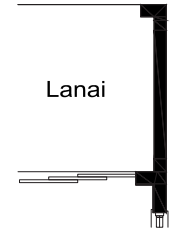
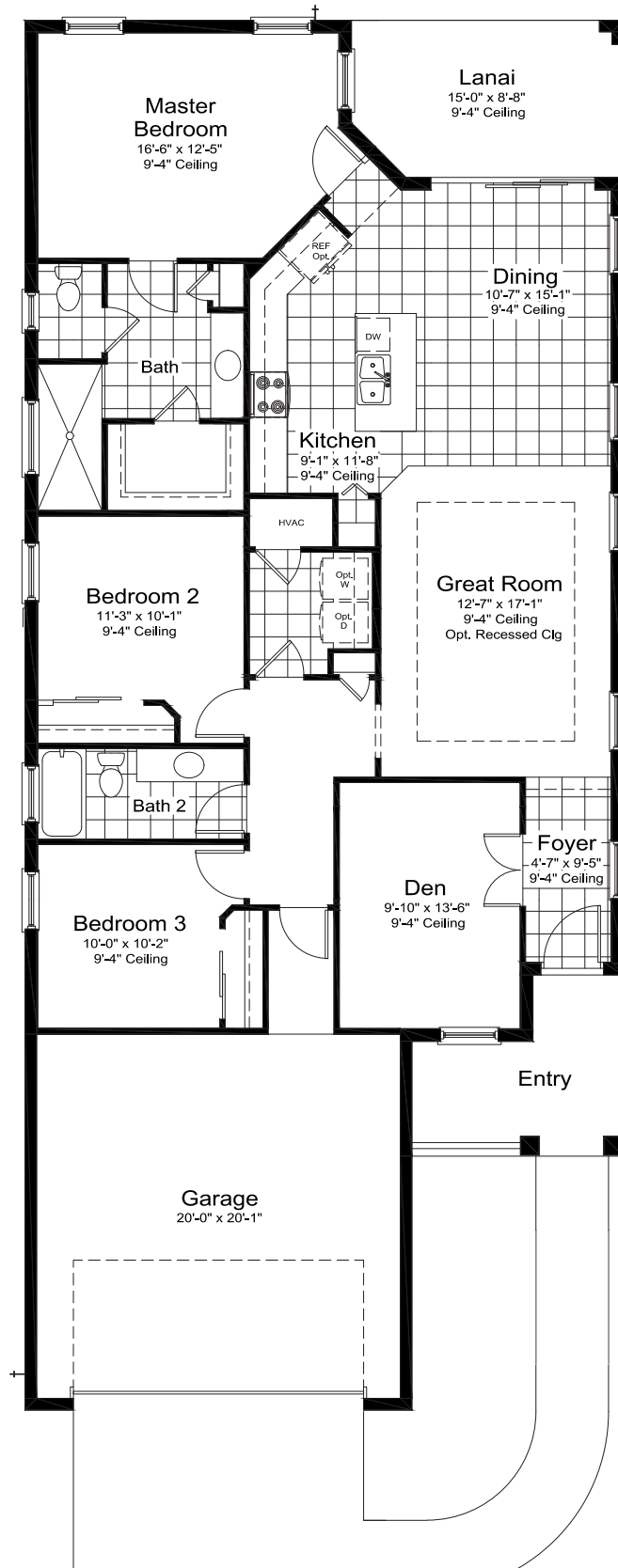
Elevation I-1



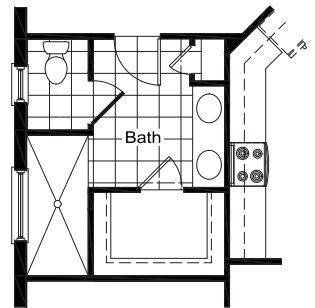
Elevation I-2

ELEVATION I-1

Living	1682	SF
Garage	467	SF
Lanai	126	SF
Entry	92	SF
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TOTAL	2367	SF



Lanai
Outdoor Kitchen Wall Option



Master Bath Double Sink Option

Liberty 4



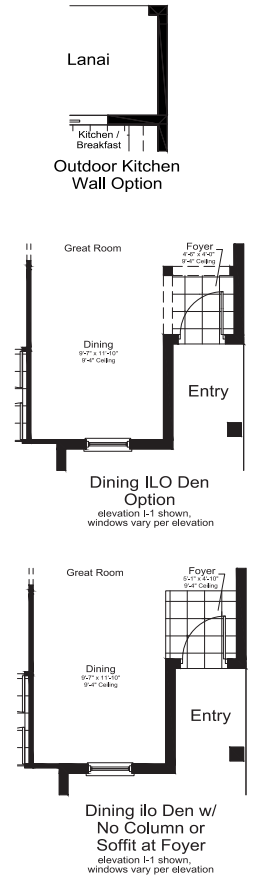
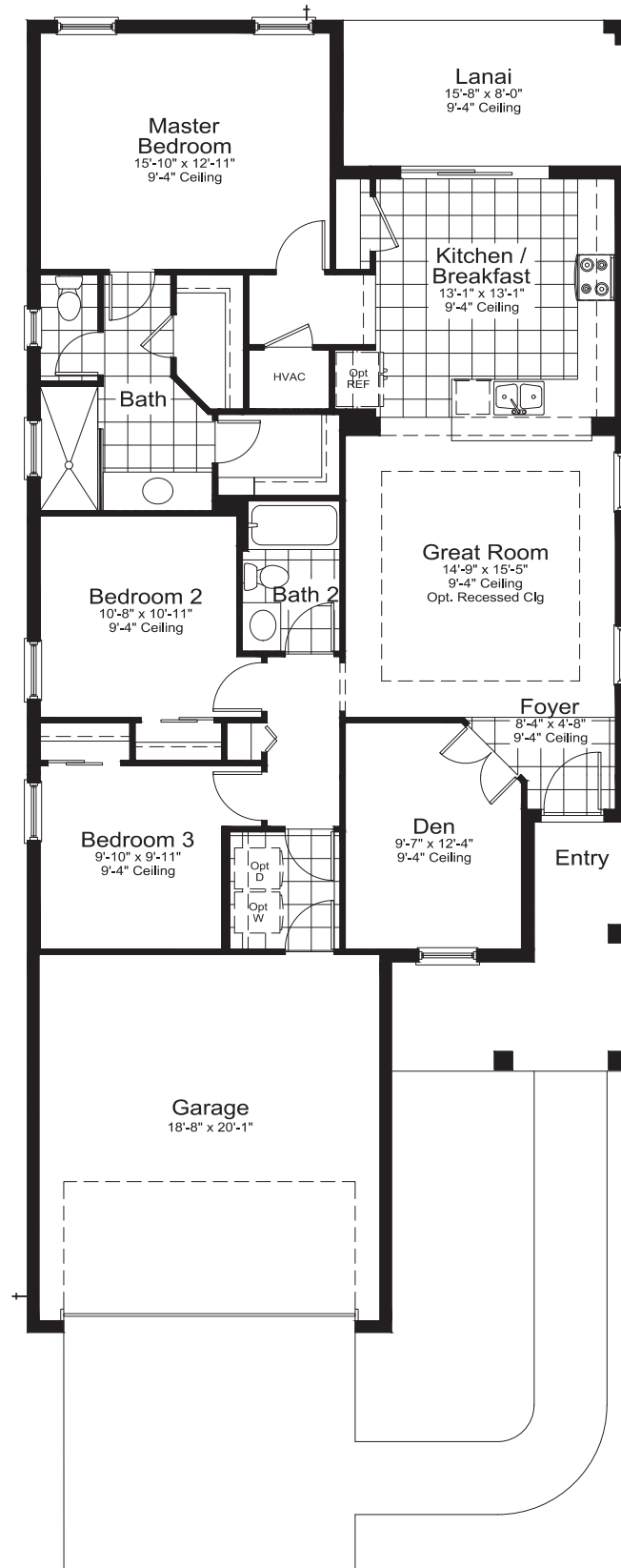
Elevation I1



Elevation C1

ELEVATION C-1

Living	1533	SF
Garage	414	SF
Lanai	125	SF
Entry	118	SF
<hr/>		
TOTAL	2190	SF



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Heritage 2



Elevation C-1



Elevation I-1

ELEVATION C-1

Main 1,387 SF

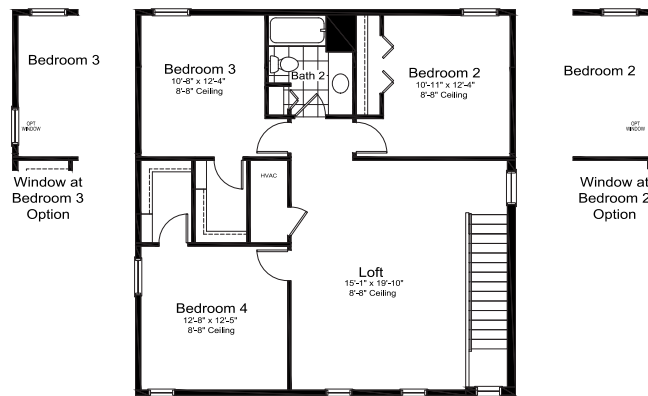
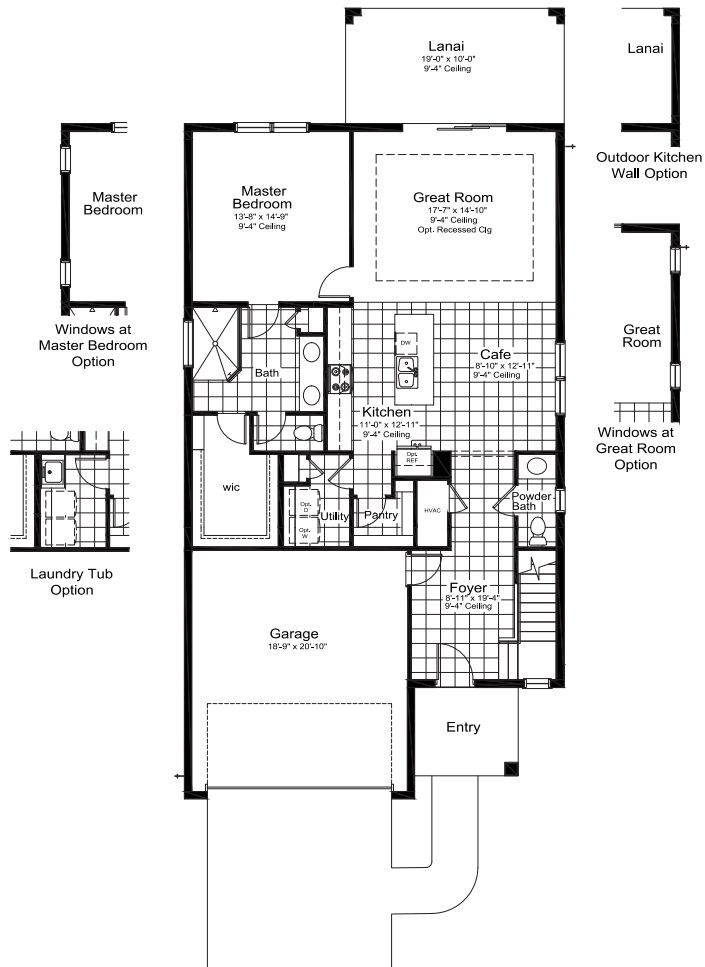
Upper 1,042 SF

Garage 423 SF

Lanai 190 SF

Entry 70 SF

TOTAL 3112 SF



**Upper Floor
ALL ELEVATIONS**

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Vision



Elevation C-1



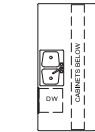
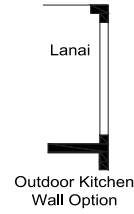
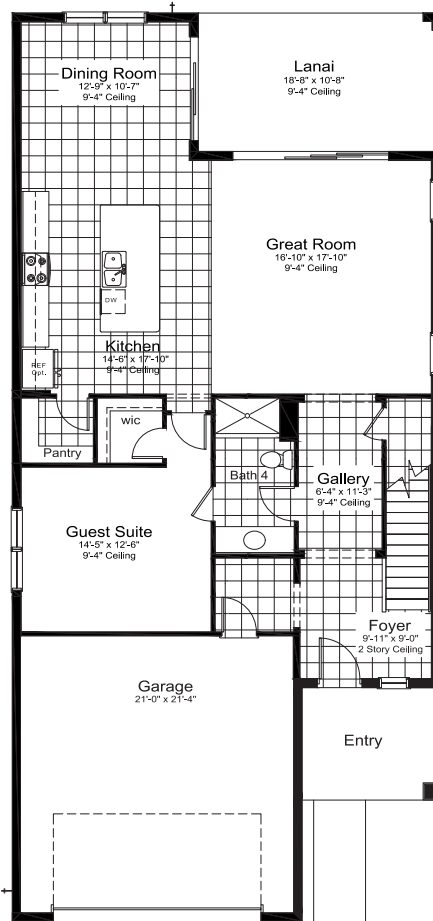
Elevation I-1



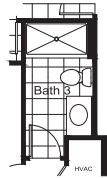
Elevation I-2

ELEVATION C-1

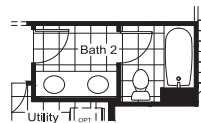
Main	1,430 SF
Upper	1,526 SF
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Garage	489 SF
Lanai	199 SF
Entry	92 SF
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TOTAL	3736 SF



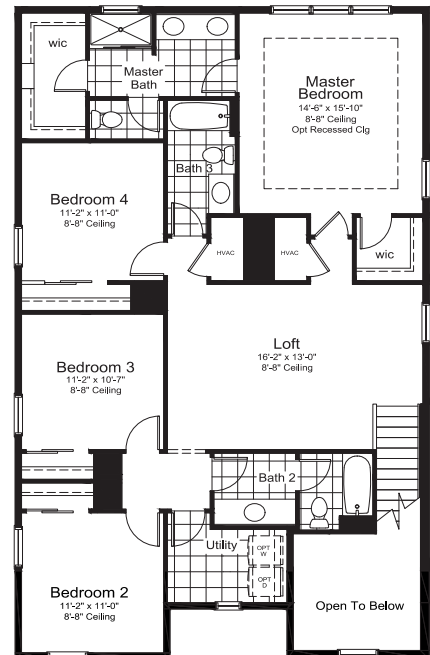
Kitchen Island w opt cabinets



Opt Shower I/O Tub (Bath 3)



Double Vanity Option (Bath 2)



Upper Floor
ELEVATION C1, FH1, FH2

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CRUISE SERIES FEATURES



SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 50 years of building award-winning homes
- Over 100 successful communities and over 23,000 homes built
- Dedicated customer care team
- Personalized Neal Design Gallery selection session
- 10 year full structural warranty
- 1, 6 and 11 month warranty service inspections available
- 2 year mechanical warranty
- Highest customer care satisfaction rating

NEIGHBORHOOD FEATURES

- Intimate gated community in Wellen Park
- A fun-loving experience focused on living well at every stage of life
- Close proximity to Cool Today Park, the Atlanta Braves Stadium
- Just a short drive to Downtown Wellen's 175 lakefront acres, featuring waterfront dining, a town hall, children's playground and splash pad, food truck kiosk area and an outfitter who rents e-bikes, paddle boards and kayaks

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Coastal and Island 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
- 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
- Gutters included at sides only per plan
- Professionally landscaped home sites, including mulch
- Automatic irrigation system

SMART HOME PACKAGE



- Smart thermostat with Z-wave technology
- Smart entry door deadbolt with Z-wave technology
- Connected HD video doorbell
- Smart hub to connect Z-wave devices
- Structured wiring system including Cat6 phone/data or RG6 cable outlet (choice of five locations)
- One wireless access point prewire

QUALITY KITCHEN FEATURES

- Granite countertops - choice of value colors
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Stainless steel undermount sink
- Chrome single-handle faucet
- General Electric (GE) stainless steel appliance package
 - One-year GE factory warranty and independent service contract for years 2-5 (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 counter tops 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
- Chrome single lever faucets
- Water resistant drywall in bathing areas
- 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)

PALMERA 18332 Foxtail Loop/Venice, FL 34293
941-242-8715

- Five-year exterior
- Maintenance-free soffit and fascia
- CPVC or PEX water line throughout
- Raised-panel overhead garage door with operator and remote controls, style per elevation
- Two conveniently located exterior hose bibs

ENERGY SAVING FEATURES

- Green-certified homes under the National Green Building Standard 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 3rd party tested by a Class 1 Energy Rater - certified to be substantially leak free
- Tankless water heater (per plan)
- Energy efficient lighting per plan

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

Product selections can change at any time due to availability in the current marketplace.



NEAL GREEN HOME FEATURES

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

A homestyle to *fit your lifestyle*

Cruise Series



Cruise Series Homes from 2,190 SF to 3,113 SF



Neighborhood Features

- Intimate gated community in Wellen Park
- A fun-loving experience focused on living well at every stage of life
- Close proximity to Cool Today Park, the Atlanta Braves Stadium
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Nearby Amenities

- Wellen Park Welcome Center
- Downtown Wellen
- Grand Lake
- Neighborhood Retail/Shopping
- West Villages District
- Cool Today Park
- State College of Florida
- Sarasota Memorial Healthcare System
- Senior Living