CELEBRATION SERIES

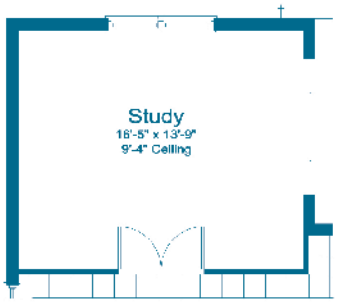
WILDLEAF
NORTH RIVER RANCH

NEAL COMMUNITIES
Where You Live Matters

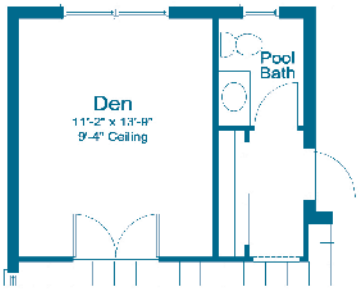
SINCE 1970 NEAL COMMUNITIES

BRIGHT STAR

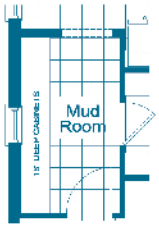
GROUND FLOOR



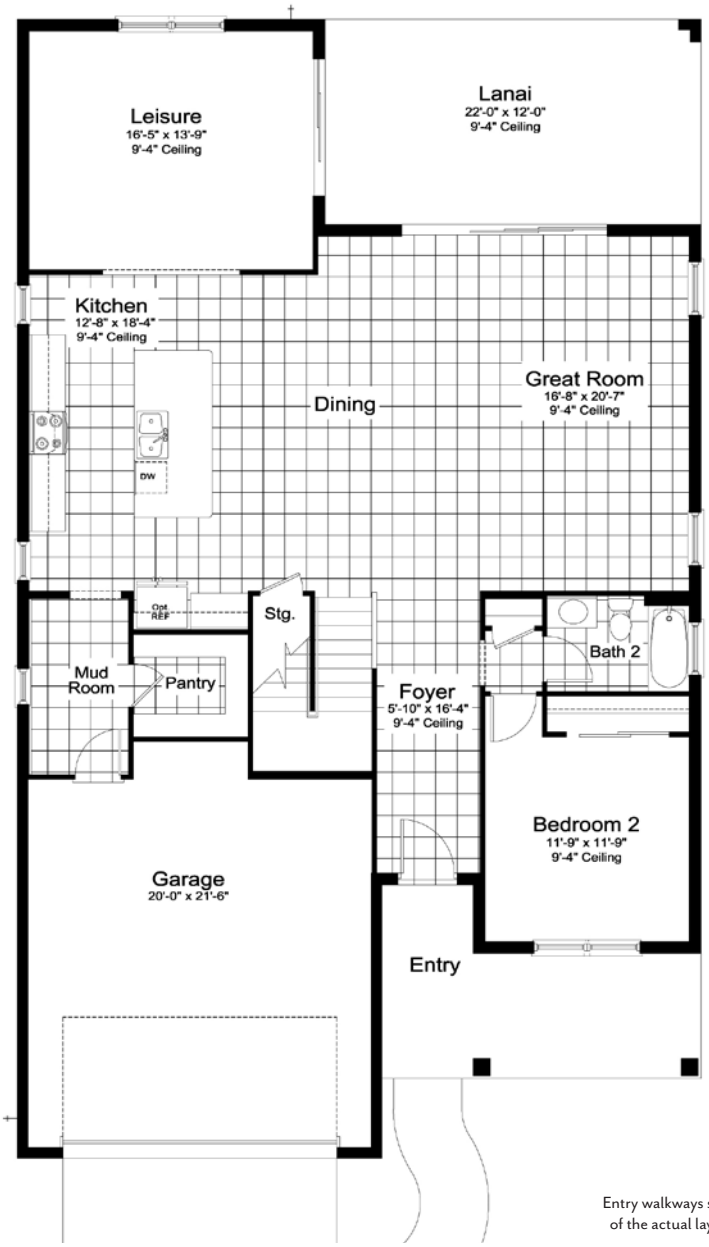
Opt Study ilo Leisure

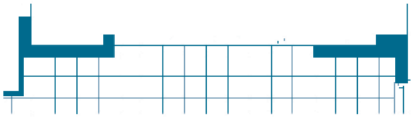


Opt Den w/ Pool Bath ilo Leisure



Opt Mud Room Cabinets





Opt Pocket Sliding Glass Door

ELEVATION C1

1st Floor	1674 SF
2nd Floor	1559 SF
Living	3233 SF
Garage	484 SF
Lanai	264 SF
Entry	158 SF
TOTAL	4139 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.

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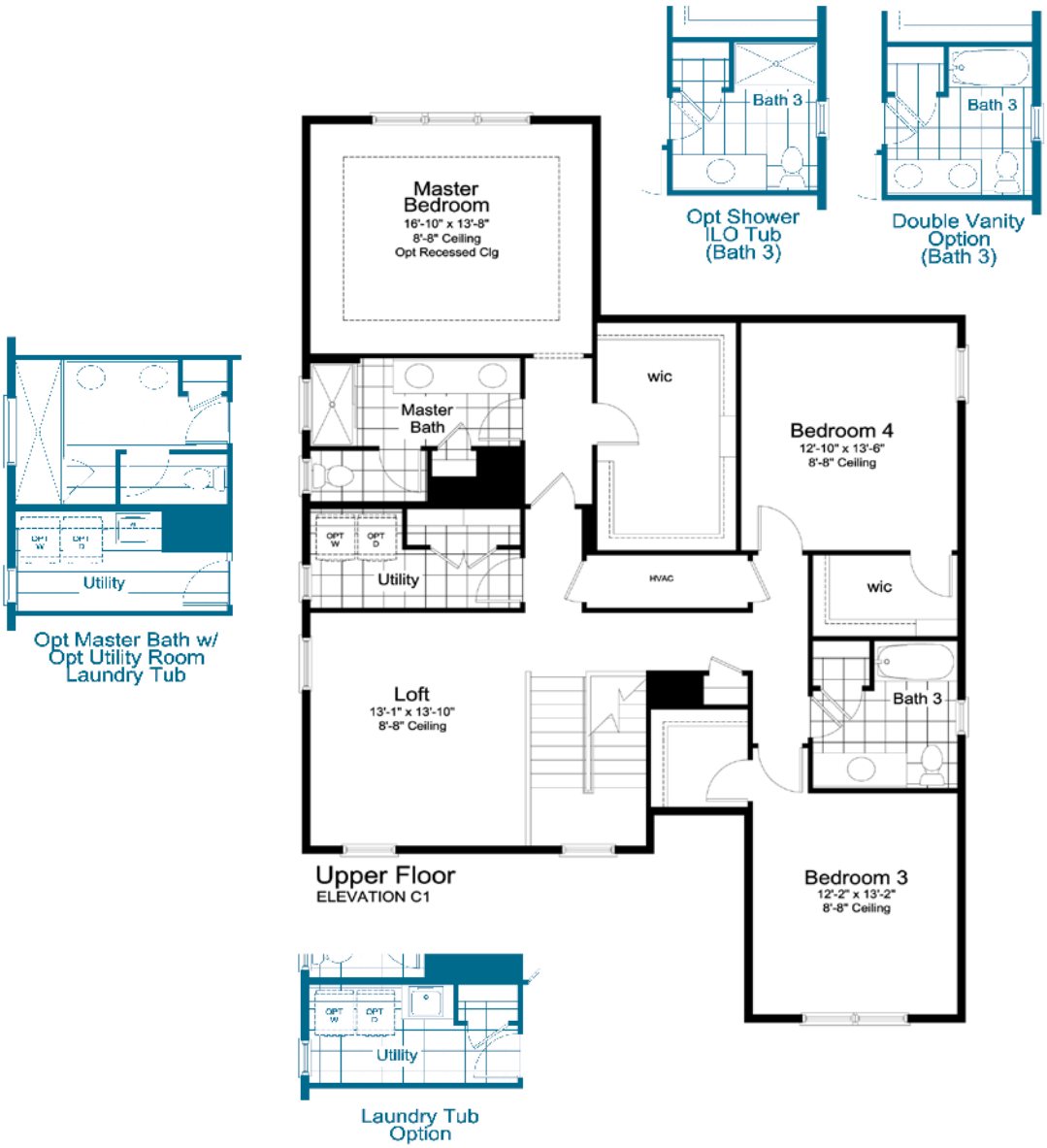
UPPER FLOOR



Upper Floor
ELEVATION C1

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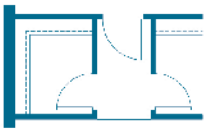
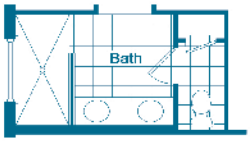
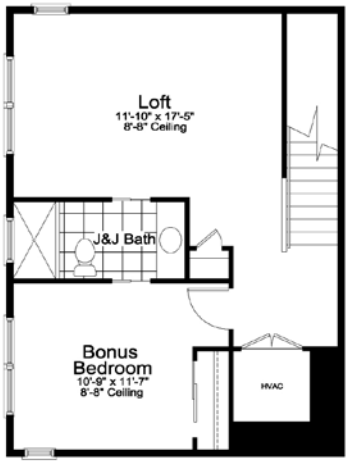
LIGHTHOUSE



Master Bath Door Option

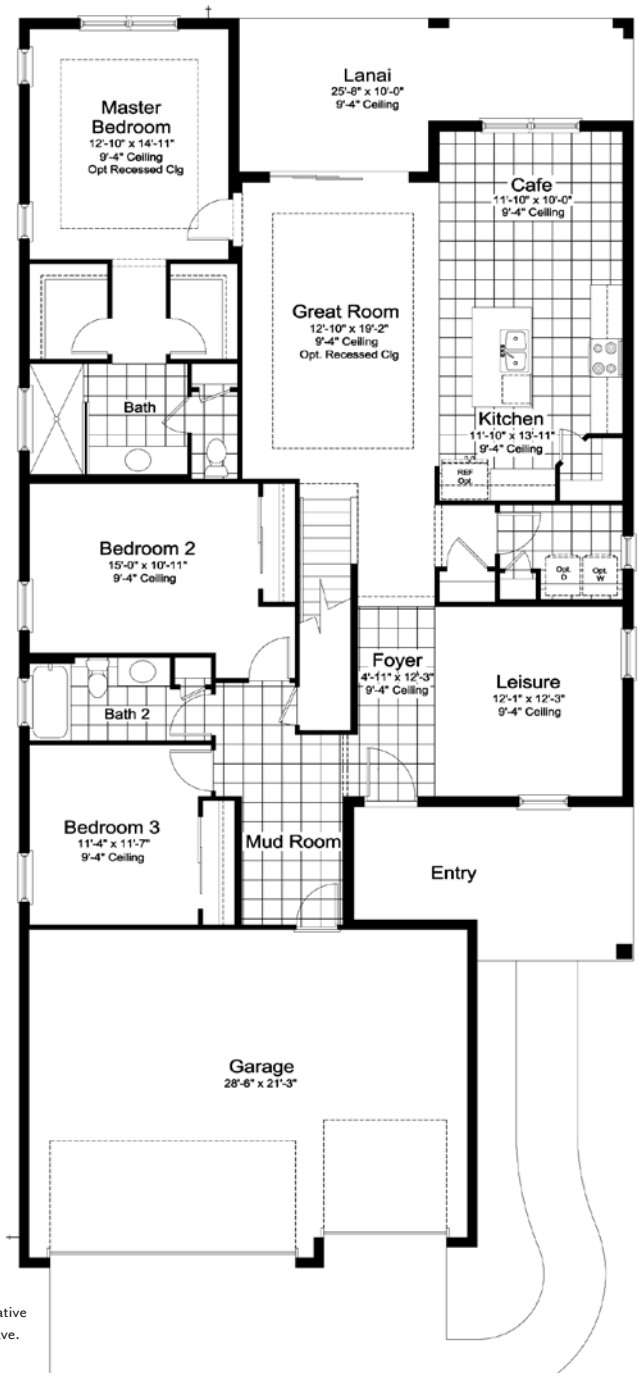


Master Bath Double Sink Option



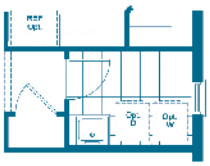
2nd Floor Floor Plan

2ND FLOOR	587 S.F.

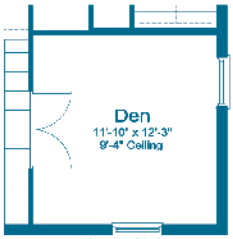


Outdoor Kitchen Wall Option

** Not Available w / Pool Bath Opt **



Laundry Tub Option



elevation C1 shown, windows vary per elevation

Den ILO Leisure Option

ELEVATION C1

1st Floor	2014 SF
2nd Floor	587 SF
Total	2601 SF
Garage	649 SF
Lanai	212 SF
Entry	160 SF
TOTAL	3622 SF

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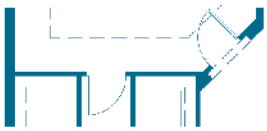
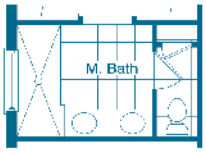
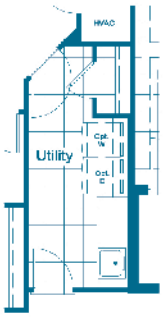
BRILLIANCE



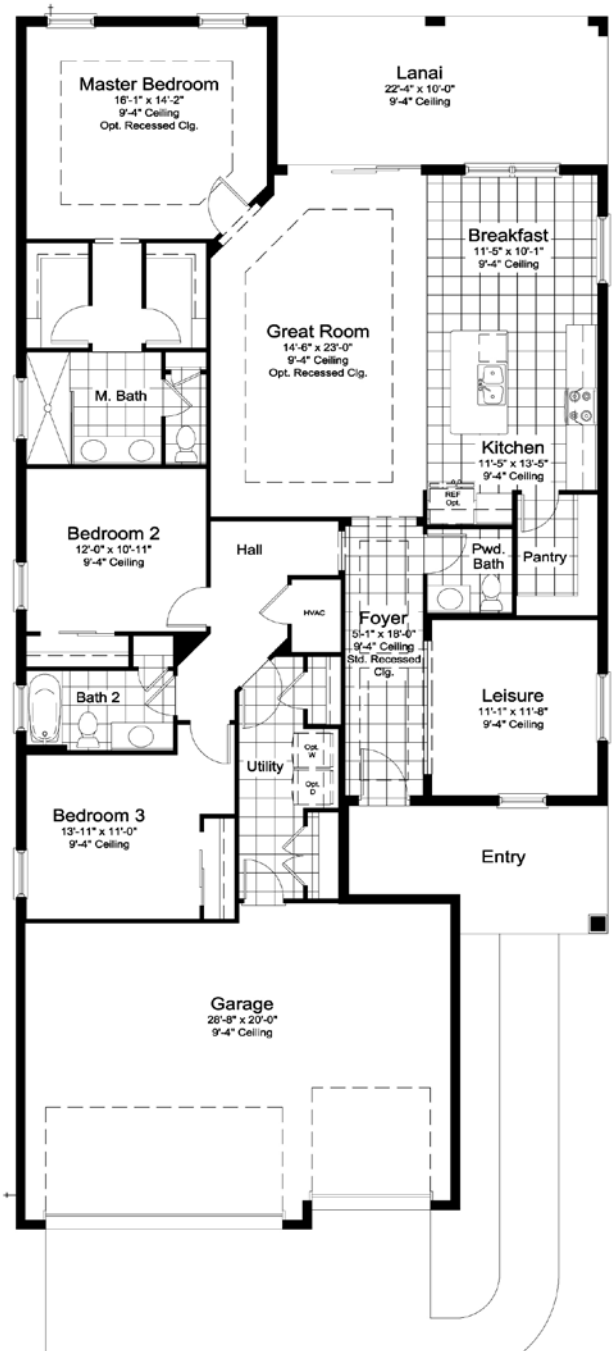
Opt Master Bath Door

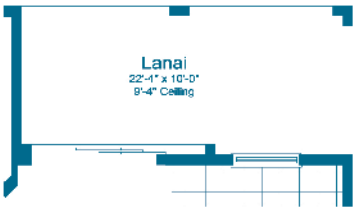


Master Bath Full Glass Shwr Encl Option



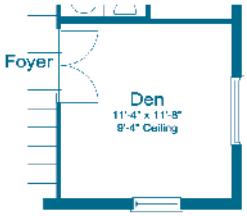
Laundry Tub Option





Opt Pocket Sliding Glass Door in Great Room w/ Single Window in Breakfast

Opt Outdoor Kitchen Wall



Opt Den ilo Leisure

ELEVATION C1

Living	2079 SF
Garage	633 SF
Lanai	223 SF
Entry	132 SF
TOTAL	3067 SF

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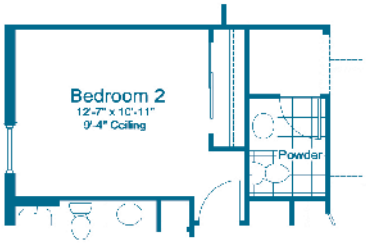
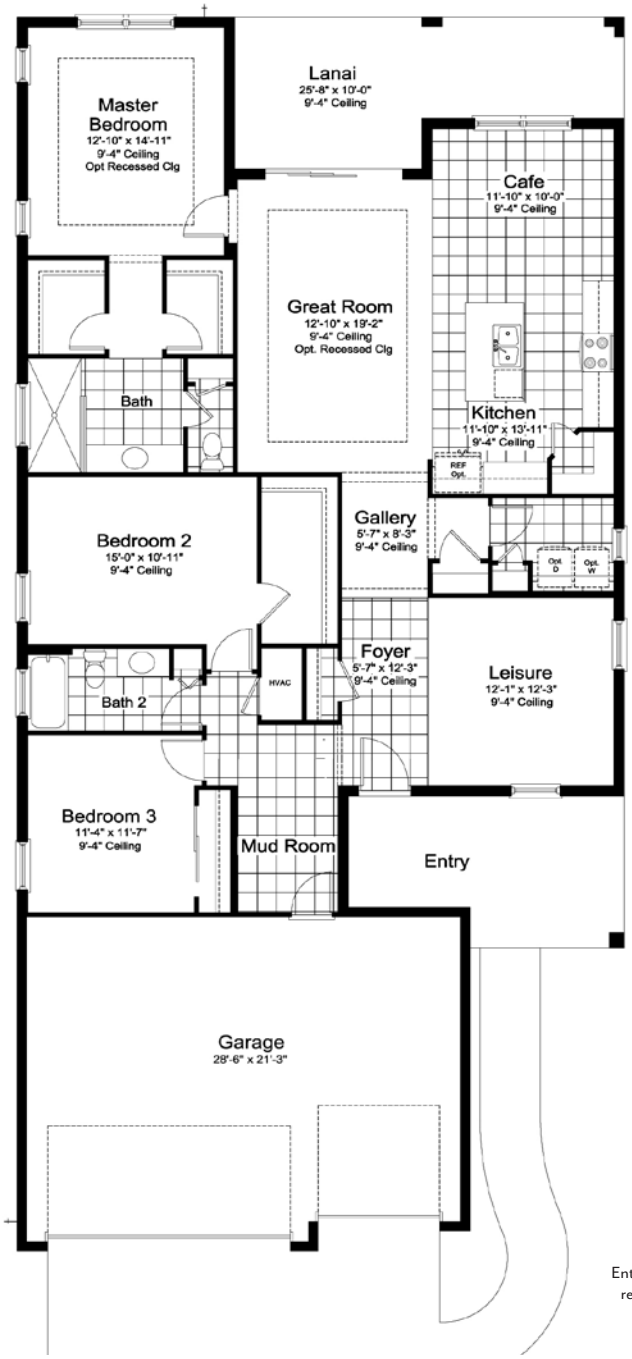
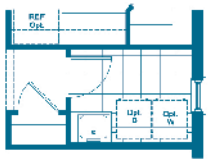
MEADOW BROOK

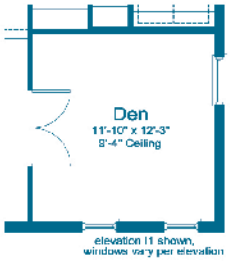


Powder Bath ILO WIC In Bedroom 2 Option
** Not Available w / Guest Suite Option or any Bonus Room Options **





Laundry Tub Option



Den ILO Leisure Option

ELEVATION C1

Living	2014 SF
Garage	649 SF
Lanai	212 SF
Entry	160 SF
TOTAL	3035 SF

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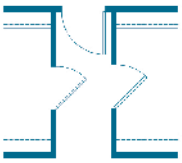
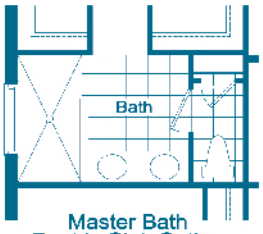
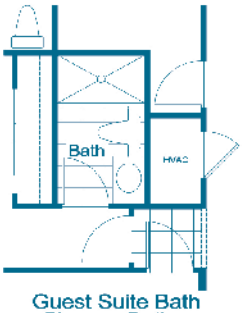
APPLAUSE



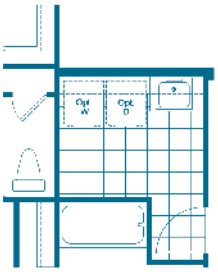
Master Bath
Door Option



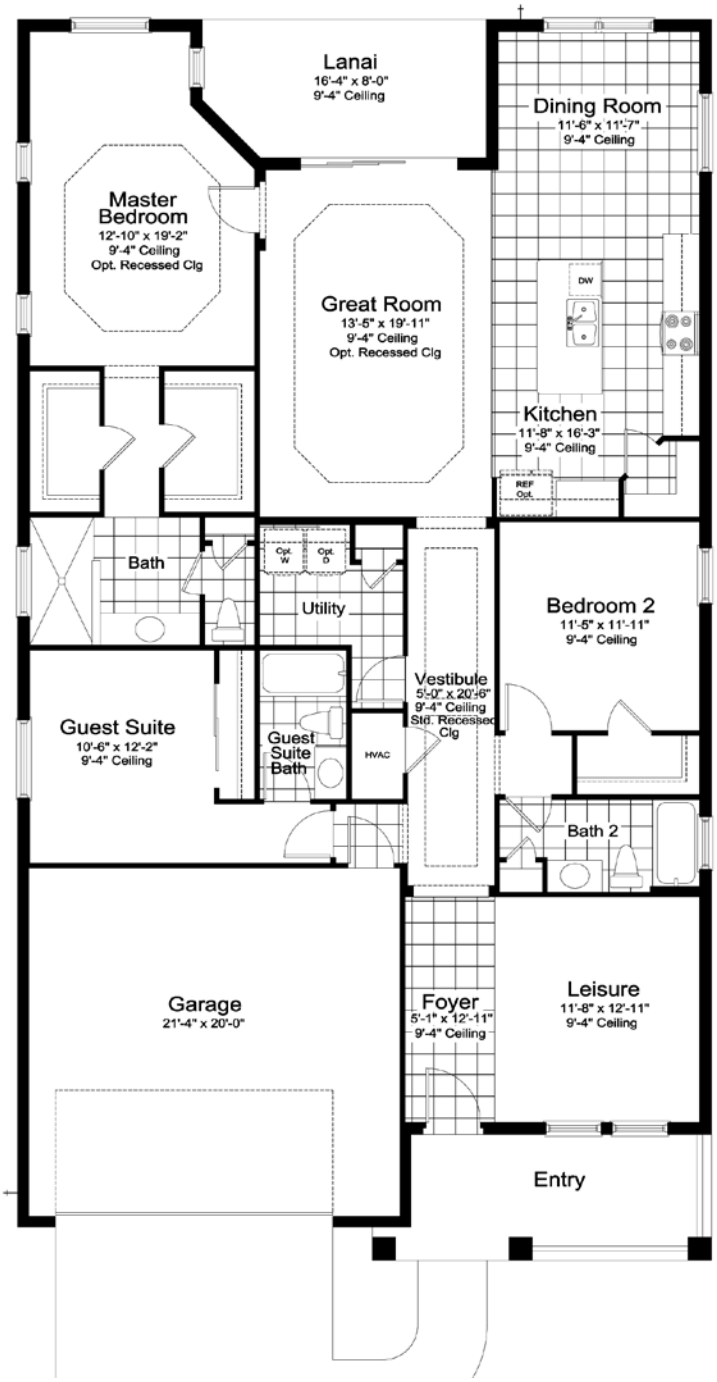
Master Bath
Double Sink Option

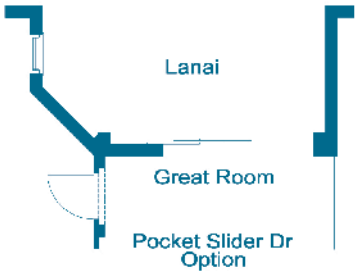


Guest Suite Bath
Shower Option



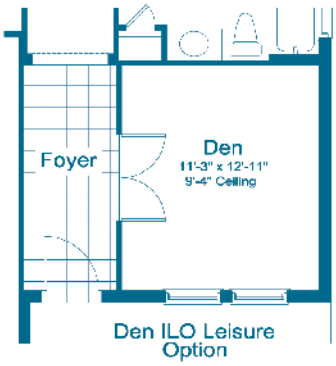
Laundry Tub
Option





ELEVATION C1

Living	2110 SF
Garage	460 SF
Lanai	125 SF
Entry	99 SF
TOTAL	2794 SF



Den ILO Leisure
Option
Elevation NI1 shown,
windows vary per
elevation

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WILDLEAF
NORTH RIVER RANCH

INCLUDED FEATURES

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 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

- Short walk to retail, grocery and restaurants
- Convenient to I-75 for easy commutes to the major metropolitan areas
- Access to the many amenities of North River Ranch
- Minutes to area schools
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Coastal, Island and French Colonial elevations
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding and accents per plan

LUXURY FEATURES

- Orange peel walls with knock-down ceiling texture
- Classic colonial moldings
- 5-1/4" colonial baseboards
- Colonial windows in select locations
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Professionally landscaped home site including mulch
- Automatic irrigation system
- Spacious closets with ventilated shelving per plan
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan
- Long-lasting 17" ceramic tile floors in foyer, kitchen, baths and utility
- Air-conditioned laundry area with washer/dryer connections
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
- One year General Electric 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
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- 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
- Elongated white water closet

SMART HOME PACKAGE

NEAL SMART HOME

- 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 oulet (choice of five locations)
- One wireless access point prewire

LUXURY BATH FEATURES CONTINUED

- Recessed panel wood veneer cabinets with stylish hardware
- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome single lever faucets
- Water resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White tub in guest bath
- Outside vented exhaust fans in all baths

QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction
- Maintenance-free soffit and fascia
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- CPVC or PEX water lines throughout
- Roof with architectural shingles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

ENERGY SAVING FEATURES

- 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
- Energy efficient lighting per plan

QUALITY ELECTRIC FEATURES

- Decora 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

NGBS GREEN™ +WELLNESS

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

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MASTER SITE PLAN

NEAL HOMESITES

MODEL HOME | PARKING | CELEBRATION SERIES* | COVE SERIES | CRUISE SERIES | VILLAS | TRAILS | AVID FIT STATION

*PLEASE SEE A SALES ASSOCIATE FOR DETAILS REGARDING THESE HOMESITES

NEALCOMMUNITIES
Where You Live Matters

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