PALMERA
WELLEN PARK

Cruise Series

NEALCOMMUNITIES

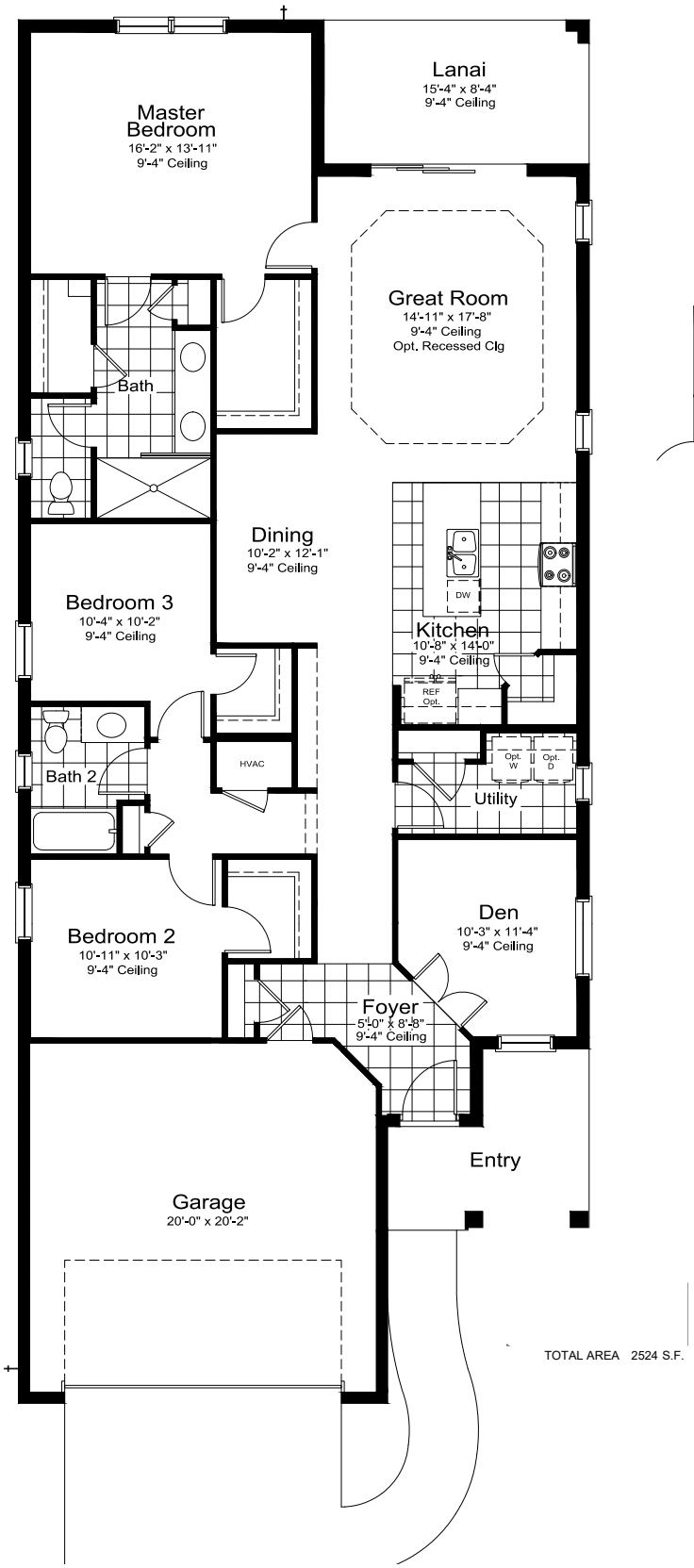
Dream 2

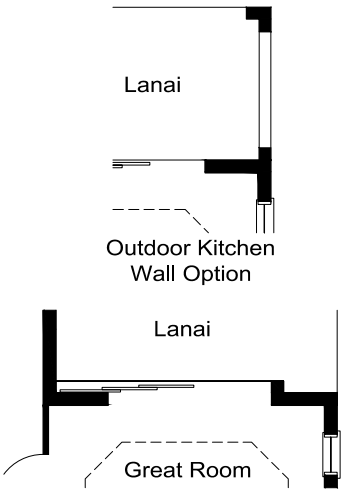
Elevation C-1

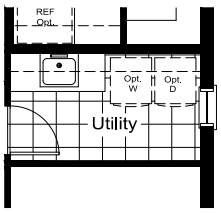
Elevation I-1

ELEVATION C-1

Living	1860 SF
Garage	438 SF
Lanai	128 SF
Entry	98 SF
TOTAL	2524 SF







Laundry Tub Option

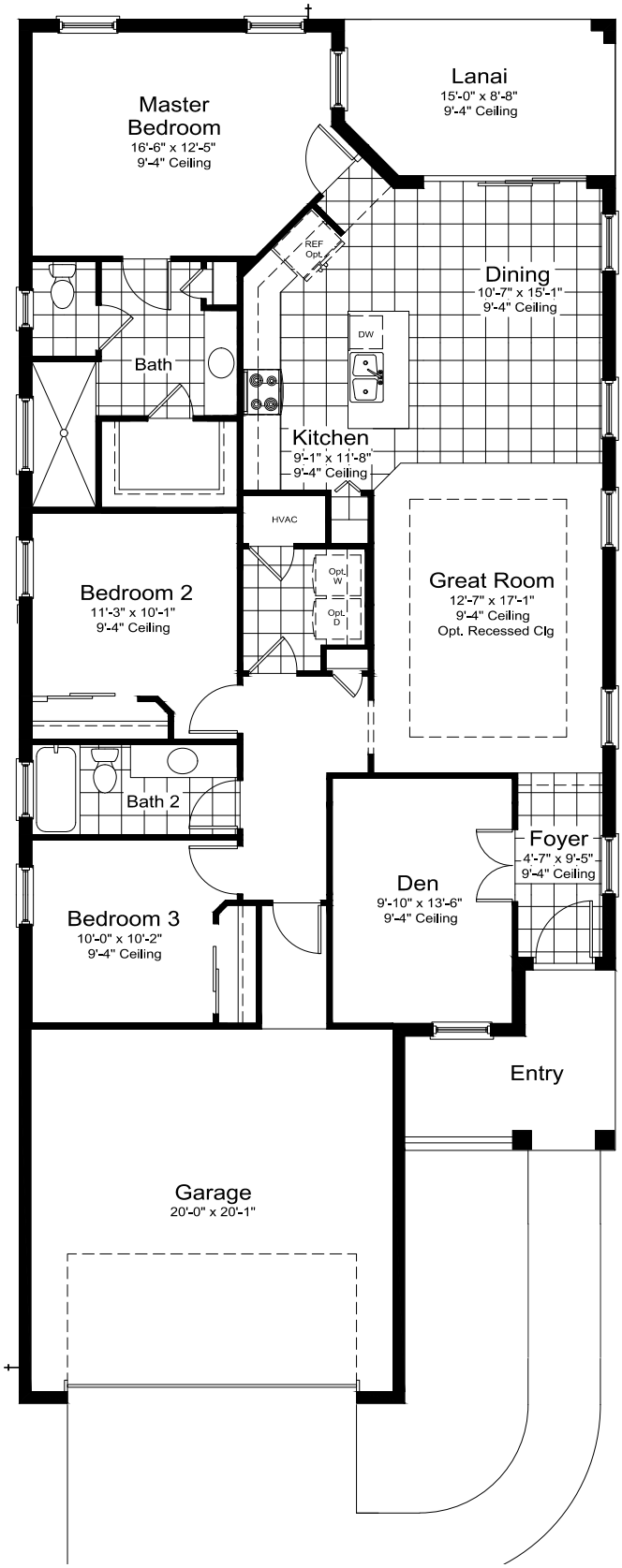
*Entry walkways shown on floorplans and renderings are not representative of the actual layout of the finished sidewalk your specific home may have. Please speak to a sales associate for details.

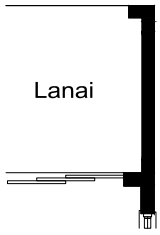
Patriot

Elevation I-1

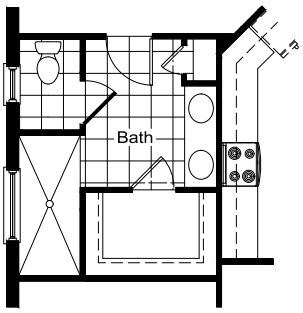
Elevation I-2

ELEVATION I-1	
Living	1682 SF
Garage	467 SF
Lanai	126 SF
Entry	92 SF
TOTAL	2367 SF





Outdoor Kitchen Wall Option



Master Bath Double Sink Option

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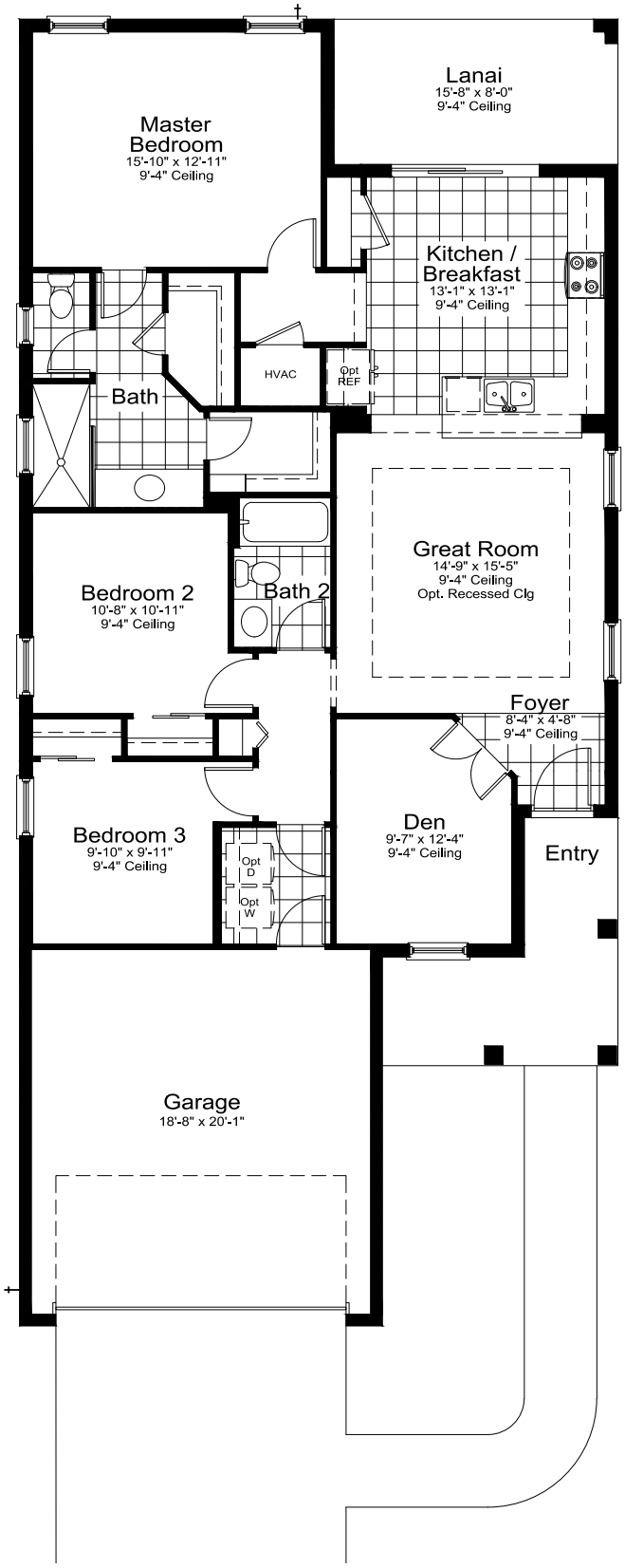
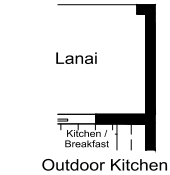
Liberty 4

Elevation I1

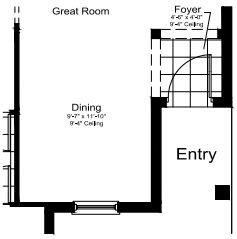
Elevation C1

ELEVATION C-1		
Living	1533	SF
Garage	414	SF
Lanai	125	SF
Entry	118	SF
TOTAL	2190	SF

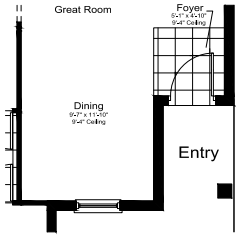




Outdoor Kitchen Wall Option



Dining ILO Den Option
elevation I-1 shown, windows vary per elevation



Dining ilo Den w/ No Column or Soffit at Foyer
elevation I-1 shown, windows vary per elevation

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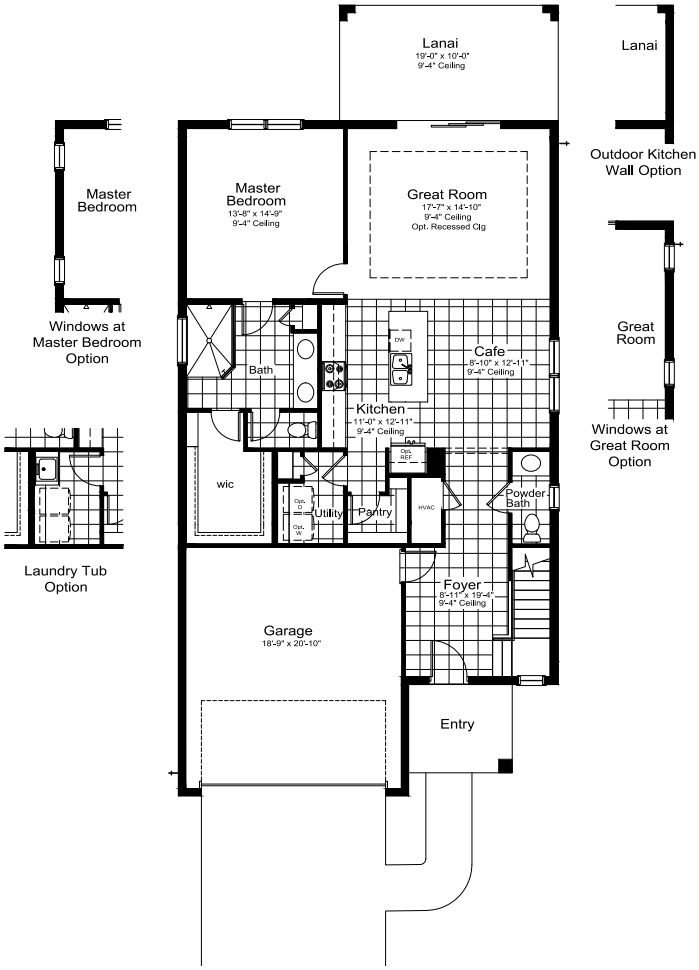
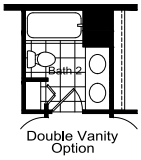
Heritage 2

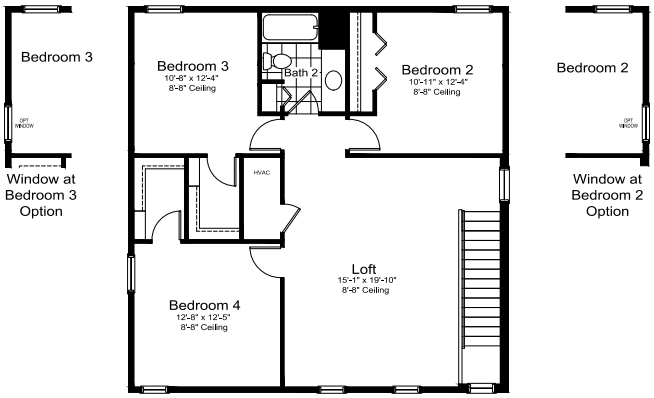
Elevation C-1

Elevation I-2





Double Vanity Option



Upper Floor
ALL ELEVATIONS

ELEVATION C-1

Main	1,387 SF
Upper	1,042 SF
Garage	423 SF
Lanai	190 SF
Entry	70 SF
TOTAL	3112 SF

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PALMERA
WELLEN PARK

NEALCOMMUNITIES
Where You Live Matters

CRUISE SERIES 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

- 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/driver 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 oulet (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)
- CPVC or PEX water linse 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 Buildling 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 ductowkr 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

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

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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
- 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

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