BOCA ROYALE GOLF & COUNTRY CLUB
AT WELLEN PARK

CELEBRATION SERIES

Welcome to Boca Royale East

NEALCOMMUNITIES
Where You Live Matters

55 YEARS NEAL COMMUNITIES Where You Live Matters

THE FINEST IN COUNTRY CLUB LIVING

NEALCOMMUNITIES

Where You Live Matters

FRESH SPRING / CELEBRATION SERIES

C1

FC3

T1

Master Bath Double Sink Option
Not available w/ Master Bath Option

Opt Utility

ELEVATION C1

Outdoor Kitchen Wall Option

Pocket Slider Dr Option

Elevation I1 shown, windows vary per elevation

Den ILO Lesuire Option

Living	1812	SF
Garage	471	SF
Entry	23	SF
Lanai	139	SF
TOTAL	2445	SF

NOTE: 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.
Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Shutters, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.

LIGHTHOUSE / CELEBRATION SERIES

C1

FC1

T1

Master Bath Door Option

Master Bath Double Sink Option

2nd Floor Floor Plan

2ND FLOOR	587 S.F.

ELEVATION C1

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 - 2ND FLOOR

Living	2601	SF
Garage	649	SF
Entry	160	SF
Lanai	212	SF
TOTAL	3622	SF

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STARLIGHT 2 / CELEBRATION SERIES

C1

FC1

T3

Living	2235	SF
Garage	440	SF
Entry	76	SF
Lanai	130	SF
TOTAL	2881	SF

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WHITE STAR / CELEBRATION SERIES

Master Bath Double Sink Option

Optional Master Bath w/ Double Closet

Laundry Tub Option

ELEVATION C1

Outdoor Kitchen Wall Option

Butler Pantry Option
** Not Available w / Walk-in Pantry **

Walk-in Pantry Option

Den ILO Dining Option
** Not Available w / Guest Suite Opt **

Leisure ILO Dining Option

Living	2064	SF
Garage	453	SF
Entry	59	SF
Lanai	223	SF
TOTAL	2799	SF

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APPLAUSE / CELEBRATION SERIES

C1

FC1

T2

Master Bath Door Option

Master Bath Double Sink Option

Laundry Tub Option

Guest Suite Bath Shower Option

Pocket Slider Dr Option

Den ILO Leisure Option

Elevation NI1 shown, windows vary per elevation

Living	2110	SF
Garage	460	SF
Entry	130	SF
Lanai	125	SF
TOTAL	2825	SF

ELEVATION C1 & FC1

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MEADOW BROOK / CELEBRATION SERIES

Master Bath Door Option

Master Bath Double Sink Option

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

ELEVATION C1

Outdoor Kitchen Wall Option
** Not Available w / Pool Bath Opt **

Laundry Tub Option

Den ILO Leisure Option

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

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CELEBRATION SERIES FEATURES

AT WELLEN PARK

WHERE YOU LIVE MATTERS
- Over 55 years of building award-winning homes
- Over 100 successful communities and over 24,500 homes built
- Dedicated customer care team
- Personalized Neal Design Gallery 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
- Close to Manasota Beach and Englewood Beach
- Minutes from fishing and boating access to Lemon Bay and the Gulf
- Close to a variety of shopping in Englewood and Venice
- Fabulous clubhouse and brand new fitness center
- Beautifully landscaped entry and streets
- The proven quality, service, and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES
- Choice of custom-designed Coastal, French Country, and Tuscan
- elevations
- Decorative architectural details and shutters (per plan)
- Designer -curated exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding 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
- Decorative coach light (s)
- Gutters included at sides only per plan
- Professionally landscaped home sites, including mulch
- Automatic irrigation system (Front Yard Only)

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 (GE) stainless steel appliance package:
- One-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)

Neal Communities reserves the right to make changes to this information at anytime without notice. This document supercedes previously published Included Features. See Sales Representative for complete details on Included Features.

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

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

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

HOMESITES

AT WELLEN PARK

CORAL SERIES (40' LOTS)

CRUISE SERIES (45' LOTS)

CELEBRATION SERIES (52' LOTS)

COVE SERIES (57' LOTS)

COASTAL SERIES (72' LOTS)

MODEL

DISCOVERY CENTER

PARKING LOT

PROPERTY BOUNDARY

GUARD HOUSE

TRAFFIC LIGHT

BRGCC at Wellen Park
10628 Sarazen Way • Englewood, Florida 34223 • 941-202-0388

This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.