

COVE HOME SERIES



Grand Park



HERE, EVERY DAY IS ANOTHER GREAT DAY!



NEALCOMMUNITIES
Where You Live Matters

COVE HOME SERIES



Grand Park



Grand Park residents are proud to call this very special community home. Our dedication to preserving the green space in combination with lush landscaping is evident with every step you take.



BRIGHT MEADOW 2

C-1



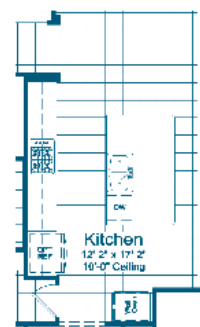
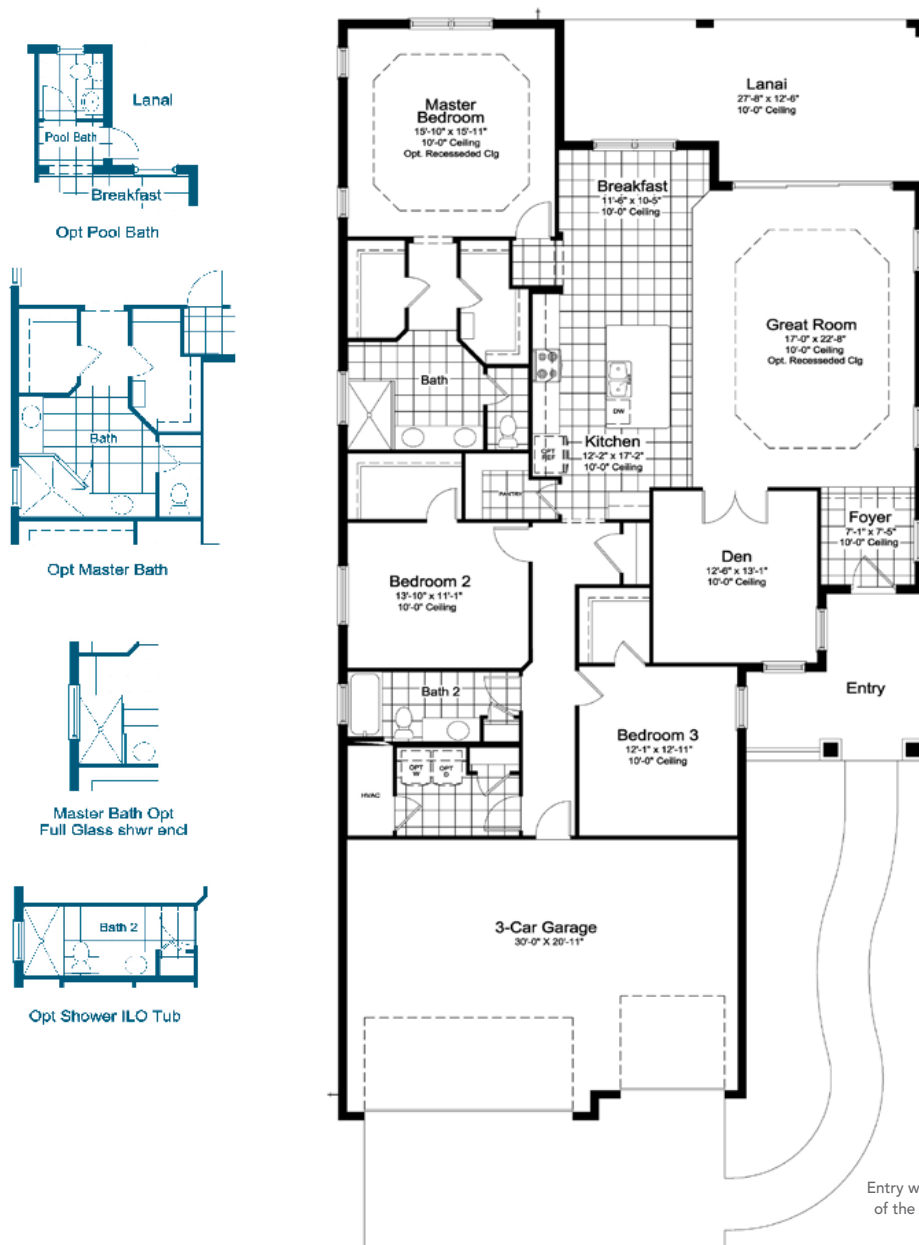
FH-1



FC-1



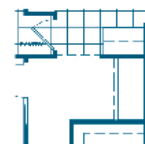
BW-1



Opt Wall Oven Kitchen



Opt Powder Bath



Opt Butler Pantry

Elevation C-1

Living	2309 SF
Garage	657 SF
Lanai	308 SF
Entry	138 SF

Total Area: 3412 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 STAR

C-1



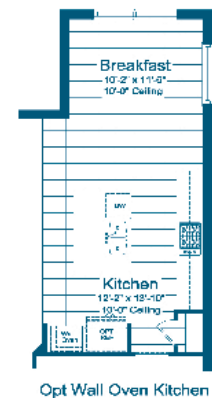
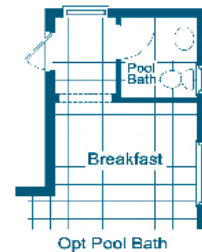
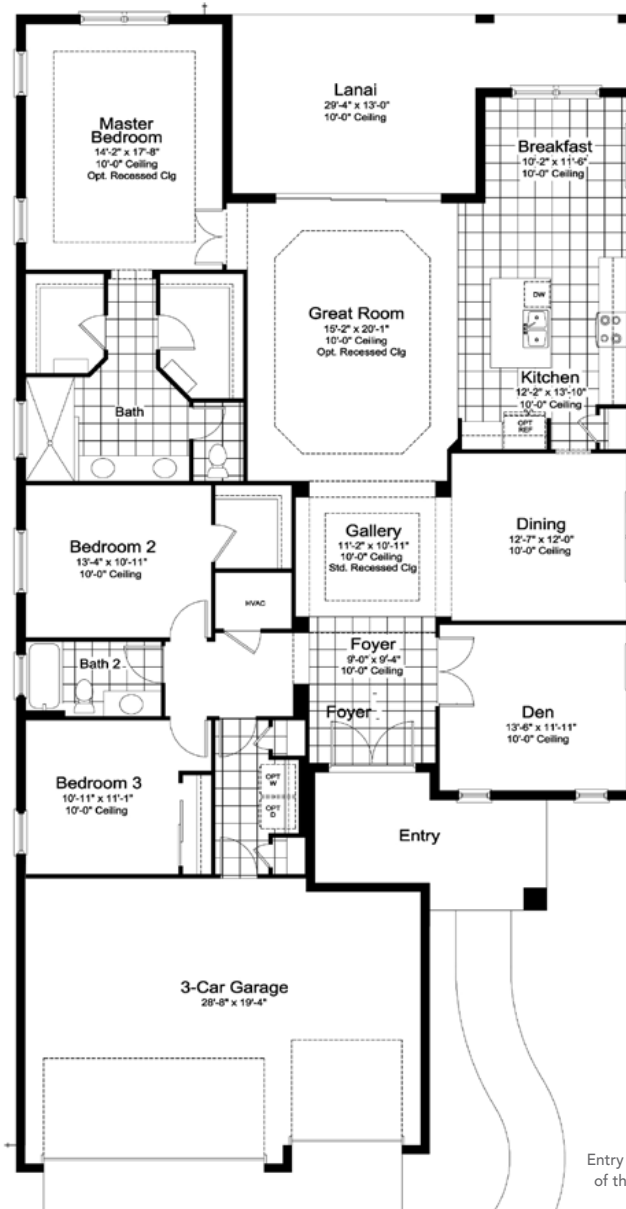
FH-1



FC-2



BW-1



Elevation C-1

Living	2379 SF
Garage	624 SF
Lanai	292 SF
Entry	135 SF

Total Area: 3430 SF

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SEA MIST

I-2



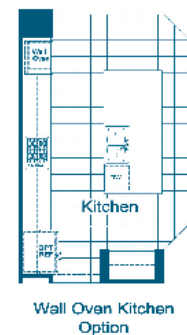
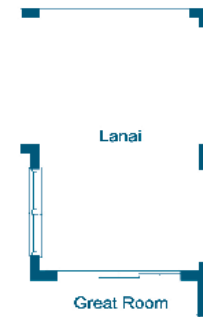
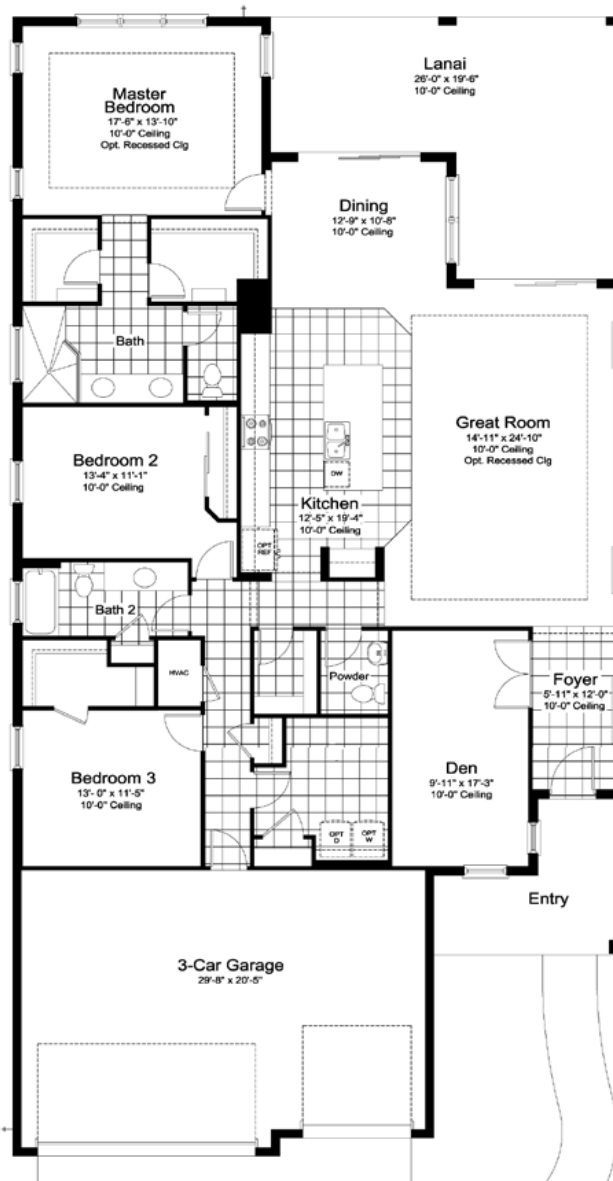
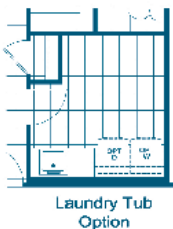
FH-1



FC-1



BW-1



Elevation I-2

Living	2427 SF
Garage	638 SF
Lanai	375 SF
Entry	118 SF

Total Area: 3558 SF

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HARVEST 3



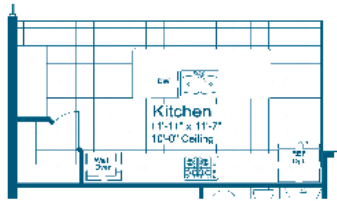
C-1



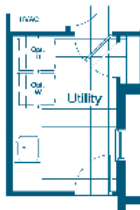
FH-1



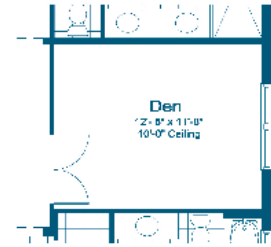
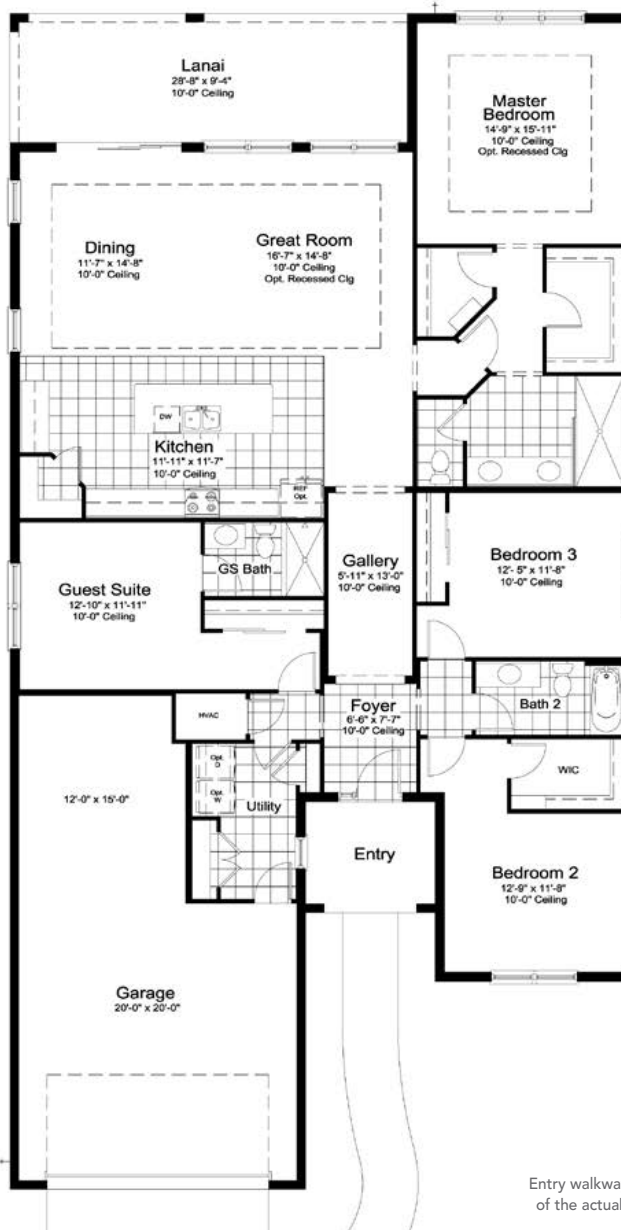
BW-1



Wall Oven Kitchen Option



Laundry Tub Option



Optional Den into Bed 3
(Not available w/ 2nd Flr Bonus Opt.)



Bath 2 Shower Option

Elevation C-1

Living	2456 SF
Garage	626 SF
Lanai	268 SF
Entry	57 SF

Total Area: 3407 SF

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FESTIVAL



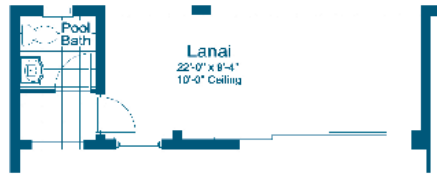
C-1



FH-1



BW-1



Opt Pool Bath w/ Pocket Sliding Glass Door

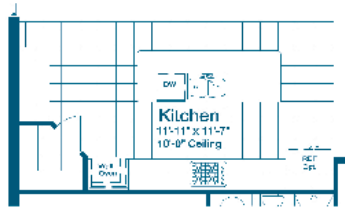
LIVING 25'2" S.F.
LANAI 9'6" S.F.

(Not available w/ Dbl. Pocket Sliding Glass Door Opt)



2nd Floor

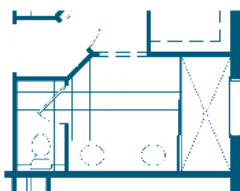
ELEVATION BW1, C1 & FH1



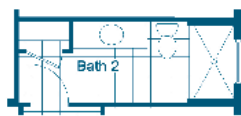
Wall Oven Kitchen Option



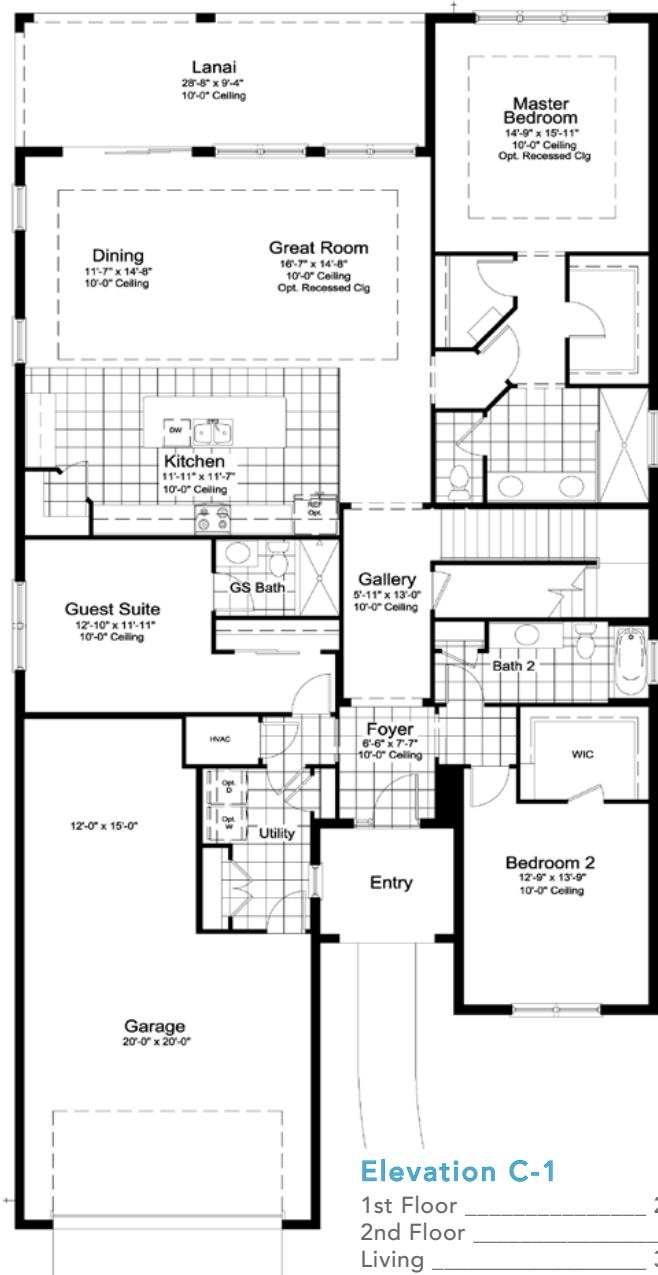
Laundry Tub Option



Master Bath Opt Full Glass shwr encl



Bath 2 Shower Option



Elevation C-1

1st Floor	2456 SF
2nd Floor	937 SF
Living	3393 SF
Garage	626 SF
Lanai	268 SF
Entry	75 SF

Total Area: 4362 SF

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OCEAN FRONT



I-1



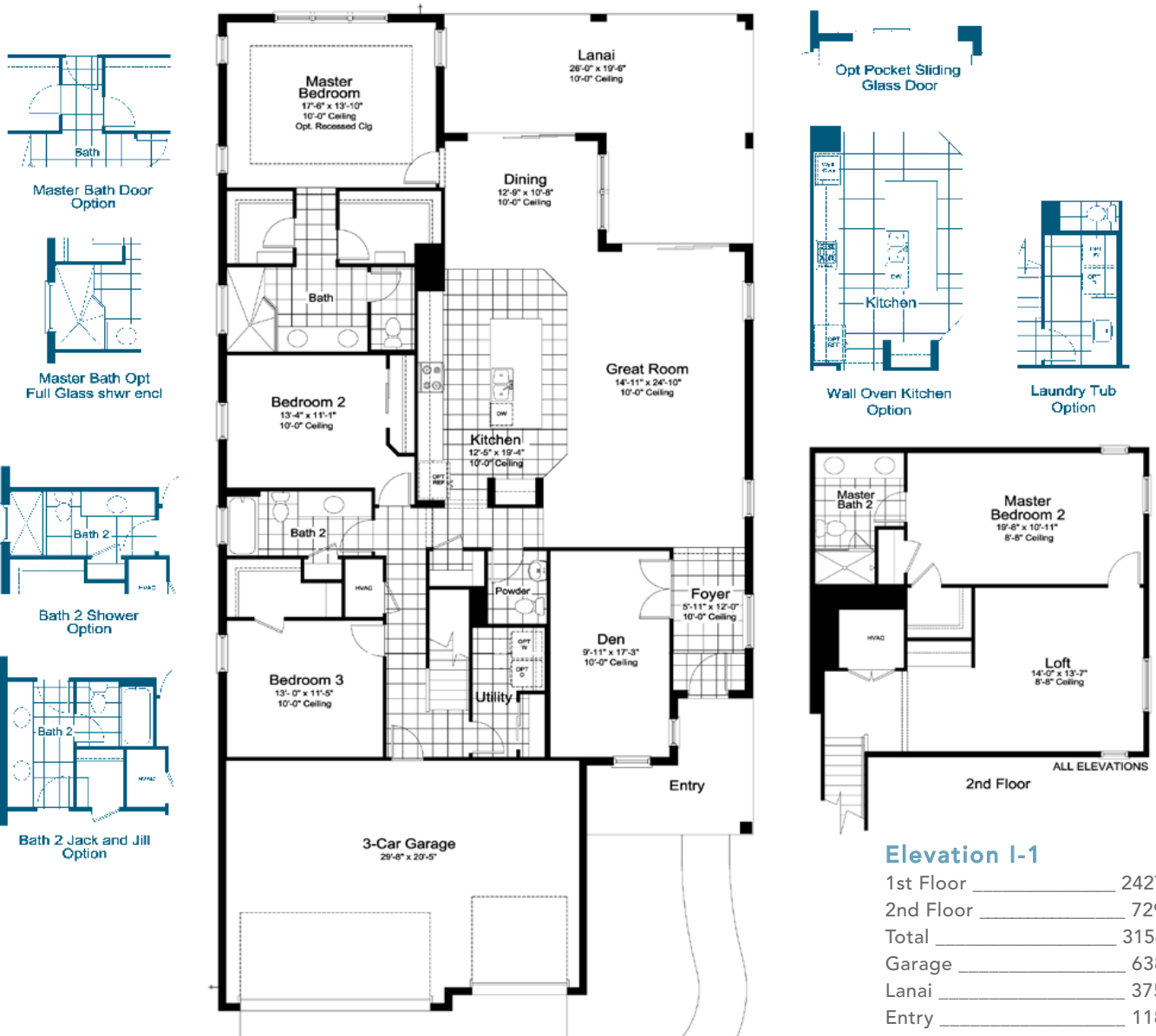
FH-1



FC-1



BW-1



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SEA GLASS



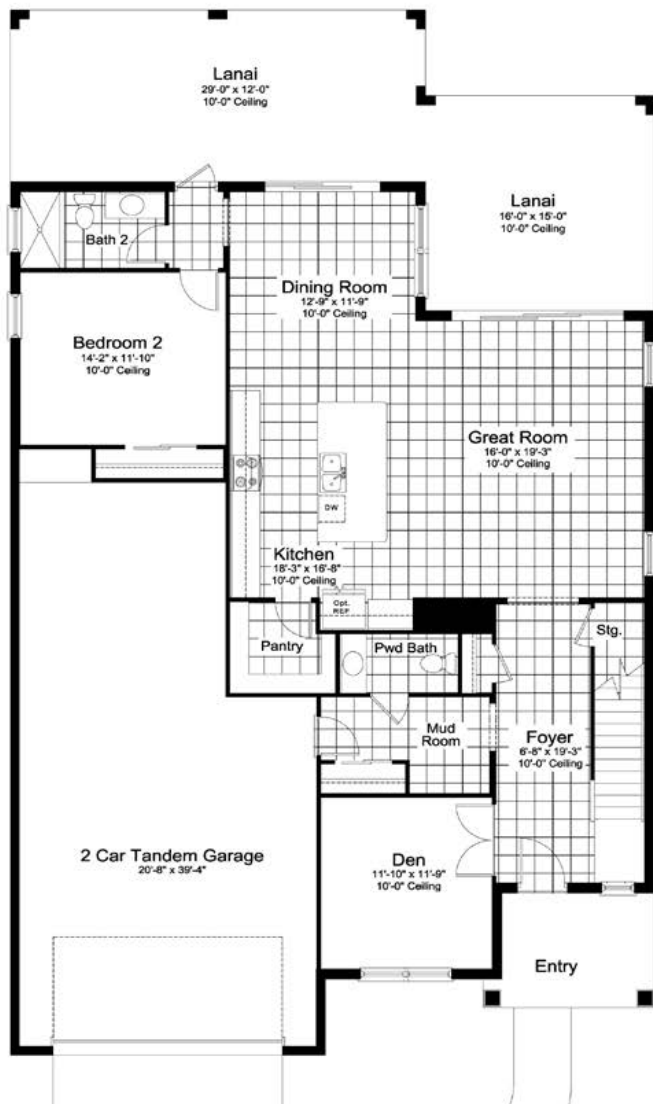
C-1



FH-1



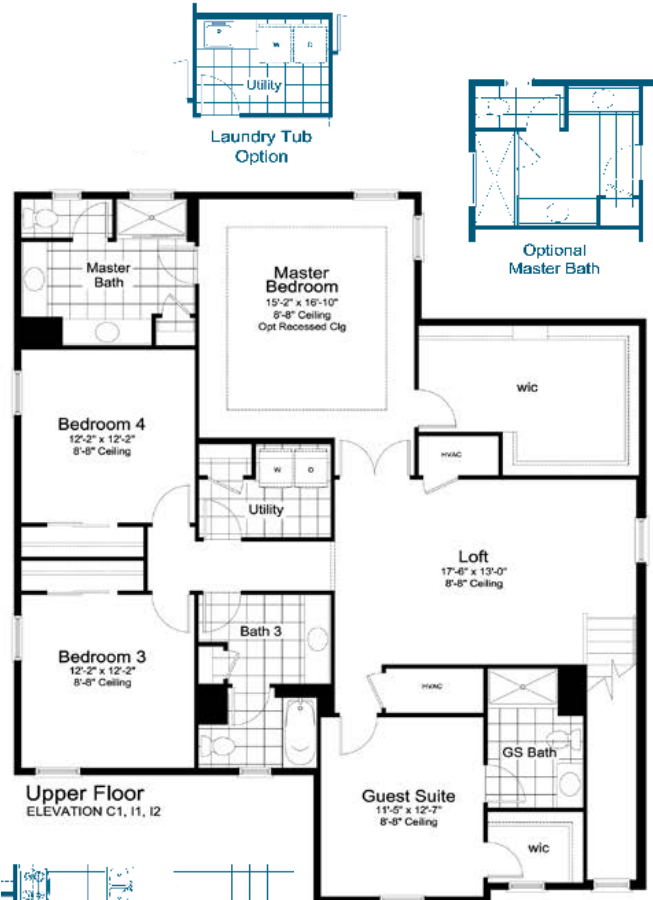
BW-1



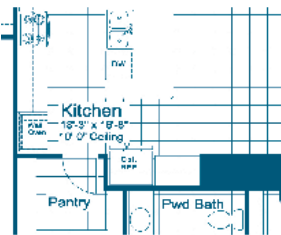
Elevation C-1

1st Floor	1639 SF
2nd Floor	1844 SF
Living	3483 SF
Garage	776 SF
Lanai	588 SF
Entry	88 SF

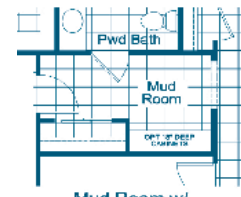
Total Area: 4935 SF



Upper Floor
ELEVATION C1, I1, I2



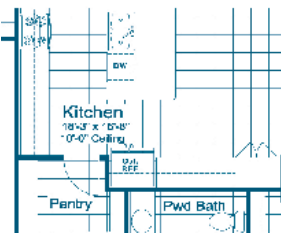
Wall Oven Kitchen
Option



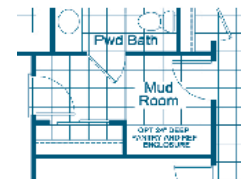
Mud Room w/
Opt. Cabinets



Bath 3 Dbl Sink Opt



Kitchen Extended
Cabinets Opt



Mud Room w/ Cabinet
Pantry & Ref. Encl.
Option

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INCLUDED FEATURES



Grand Park

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

- Convenient to I-75, shopping, dining and beaches
- Two resort-style pools
- Childrens play area
- Residents only clubhouse with state-of-the-art fitness center
- 2 tennis courts, 4 pickleball courts and dog park
- Lush parks and meandering walkways
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Island, Coastal, British West Indies, Farm House & 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 banding 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
- Decorative coach light(s)
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Professionally landscaped home site including mulch
- Automatic irrigation system (front yard only)
- Spacious closets with ventilated shelving per plan
- Coffered ceiling in master bedroom per plan
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan - Level 1 selections
- 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
- Gutters included on sides only per plan

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty (disposal not included)
 - Over-the-range microwave
 - Gas range
 - Dishwasher
 - 1/2 HP disposal
- 36" upper Level 1 full overlay 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

Continued

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

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
- Level 1 full overlay wood veneer cabinets with stylish hardware
- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome 2-handle 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 concrete roof tiles
- 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
- 50 gallon gas water heater and electric heat pump
- 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 plus lanai
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan



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

HOMES FOR EVERY LIFESTYLE



Grand Park

10012 Canaveral Circle | Sarasota, FL 34241 | 941.229.6251 | GRANDPARKFL.COM

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.