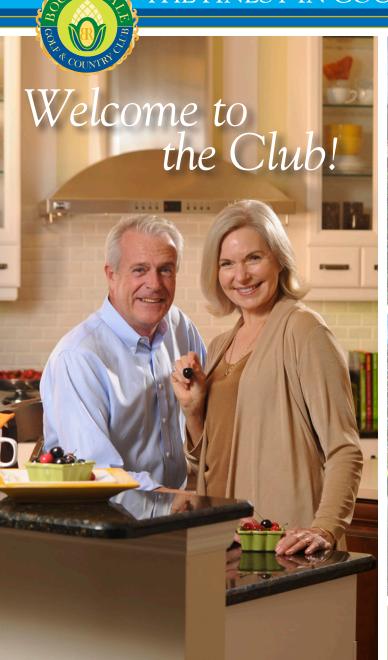






THE FINEST IN COUNTRY CLUB LIVING...





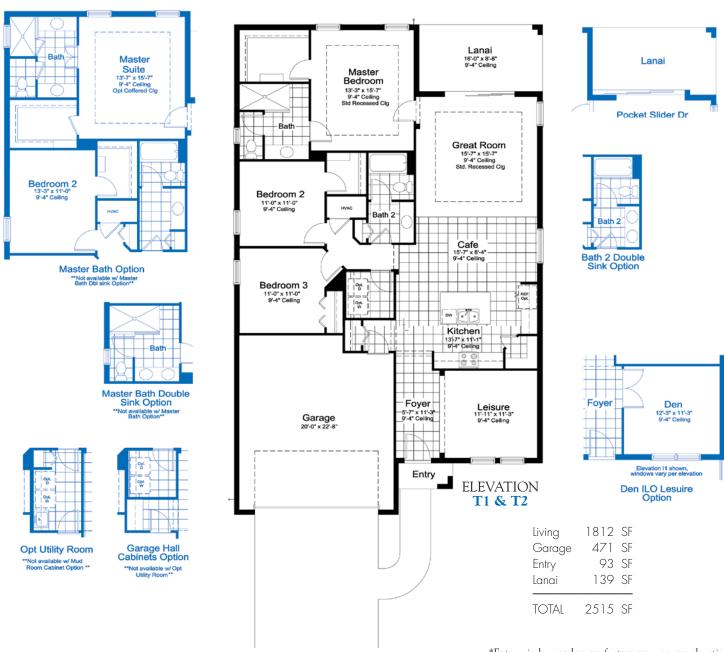






FRESH SPRING / COVE SERIES





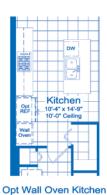
*Entry, windows and square footage may vary per elevation

EVENTIDE 4 / COVE SERIES



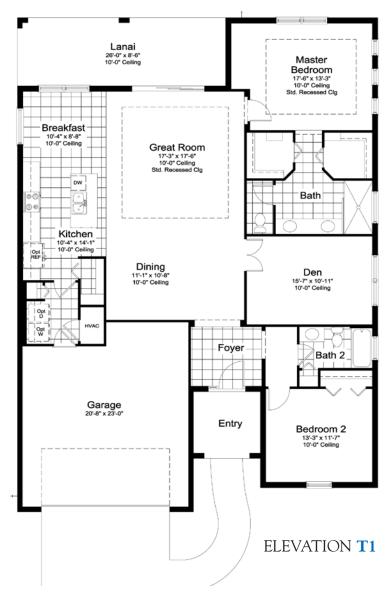


Optional Pocket Sliding **Glass Door**





Opt Laundry tub





Bedroom 3 ILO Den Option



Opt Shower ILO Tub

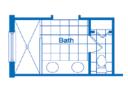
Living	1904	SF
Garage	482	SF
Entry	69	SF
Lanai	231	SF

TOTAL 2686 SF

^{*}Entry, windows and square footage may vary per elevation

MEADOW BROOK / COVE SERIES





Master Bath Double Sink Option

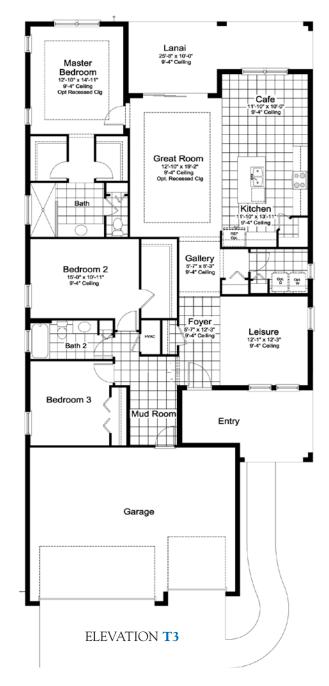
 Living
 2014 SF

 Garage
 649 SF

 Entry
 147 SF

 Lanai
 212 SF

 TOTAL
 3022 SF



*Entry, windows and square footage may vary per elevation

MEADOW BROOK / COVE SERIES



OPTIONAL BONUS ROOM

1st Floor 3022 SF Opt Bonus 587 SF

TOTAL 3609 SF



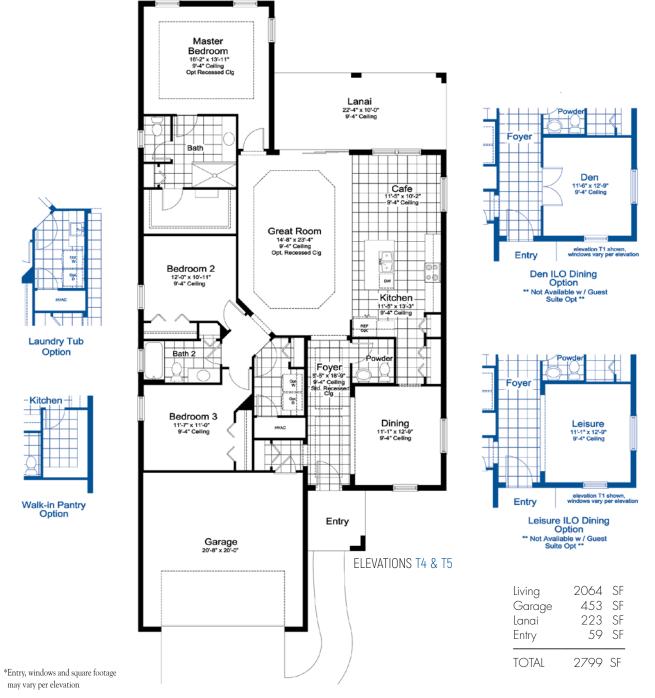
Opt Bonus w/ Bonus Bed and J&J Bath



^{*}Entry, windows and square footage may vary per elevation

WHITE STAR / COVE SERIES



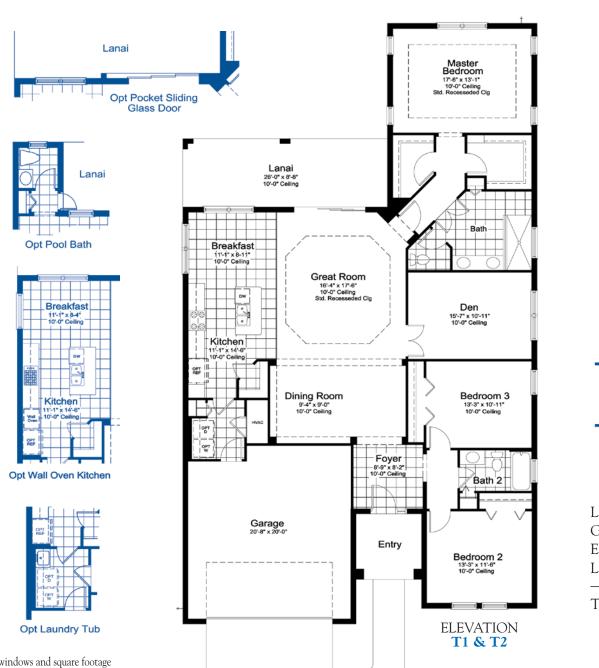


Kitchen

Butler Pantry
Option
** Not Available w / Walk-in
Pantry or Guest Suite Opt **

ENDLESS SUMMER 4 / COVE SERIES





Opt Shower ILO

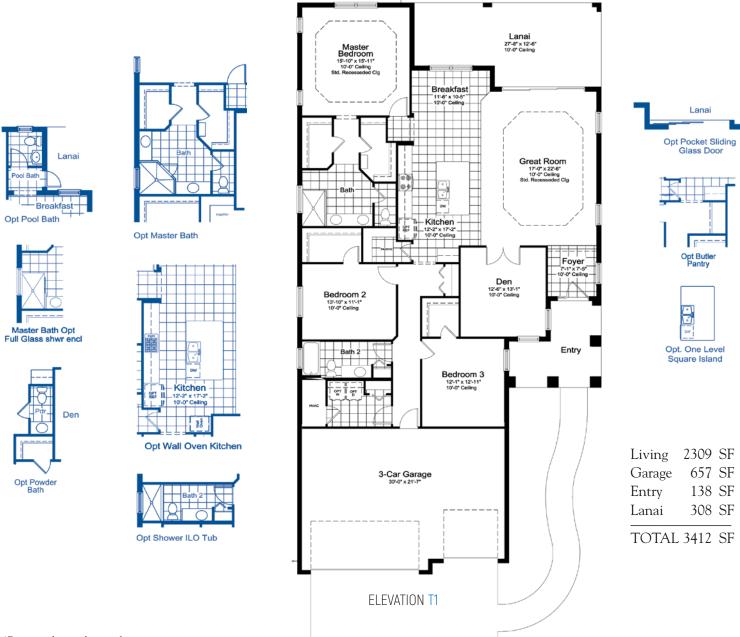
Living 2207 SF Garage 477 SF Entry 68 SF Lanai 225 SF

TOTAL 2977 SF

^{*}Entry, windows and square footage may vary per elevation

BRIGHT MEADOW 2 / COVE SERIES





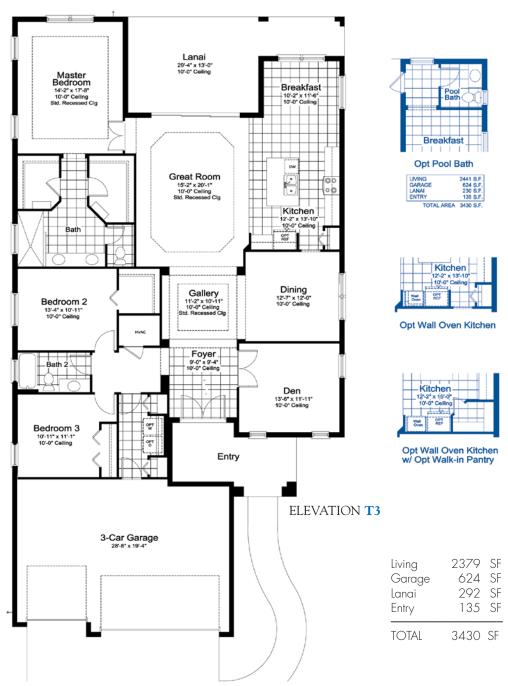
*Entry, windows and square footage may vary per elevation

SEA STAR / COVE SERIES



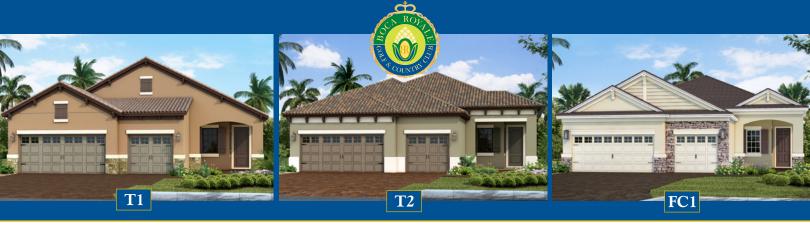


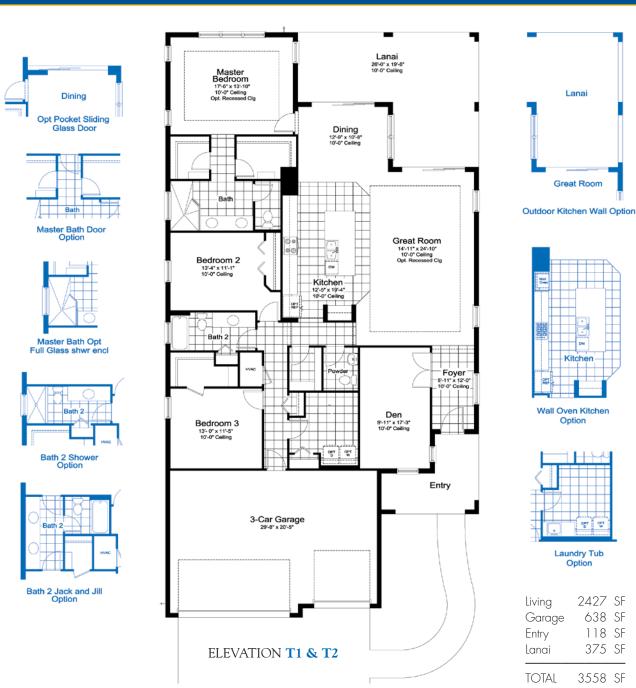




^{*}Entry, windows and square footage may vary per elevation

SEA MIST / COVE SERIES





^{*}Entry, windows and square footage may vary per elevation

SEA MIST / COVE SERIES



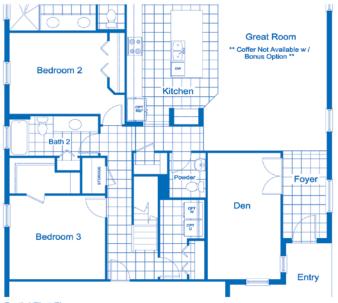
WITH OPTIONAL BONUS ROOM



OPTIONAL BONUS ROOM

1st Floor 3558 SF Opt Bonus 729 SF

TOTAL 4287 SF



Partial First Floor Stair w/ Opt Bonus Room



^{*}Entry, windows and square footage may vary per elevation



COVE SERIES FEATURES

WHERE YOU LIVE MATTERS

- \cdot Over 50 years of building award-winning homes
- · Over 100 successful communities and over 21,000 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

- · 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 Tuscan, French Colonial and Mediterranean 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)
- · Decorative yard light
- · 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
- · Coffer 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 screened lanai
- · Gutters included at sides only

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
- $\cdot\,36\text{''}$ 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
- $\boldsymbol{\cdot}$ 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
- · 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
- · Deco mirrored medicine cabinets per plan
- · 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

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

ENERGY SAVING FEATURES

- · Vinyl windows with Low-E glass
- · Aluminum sliding glass doors
- · Natural gas piping per plan
- · R-38 ceiling insulation
- \cdot 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
- GFI safety outlets in all wet areas
- · GFI exterior outlets per plan

HOMESITES



BOCA ROYALE

1 Golf View Drive, Englewood, Florida 34223 / 941-474-0476

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.





