



COVE SERIES

Welcome to Boca Royale



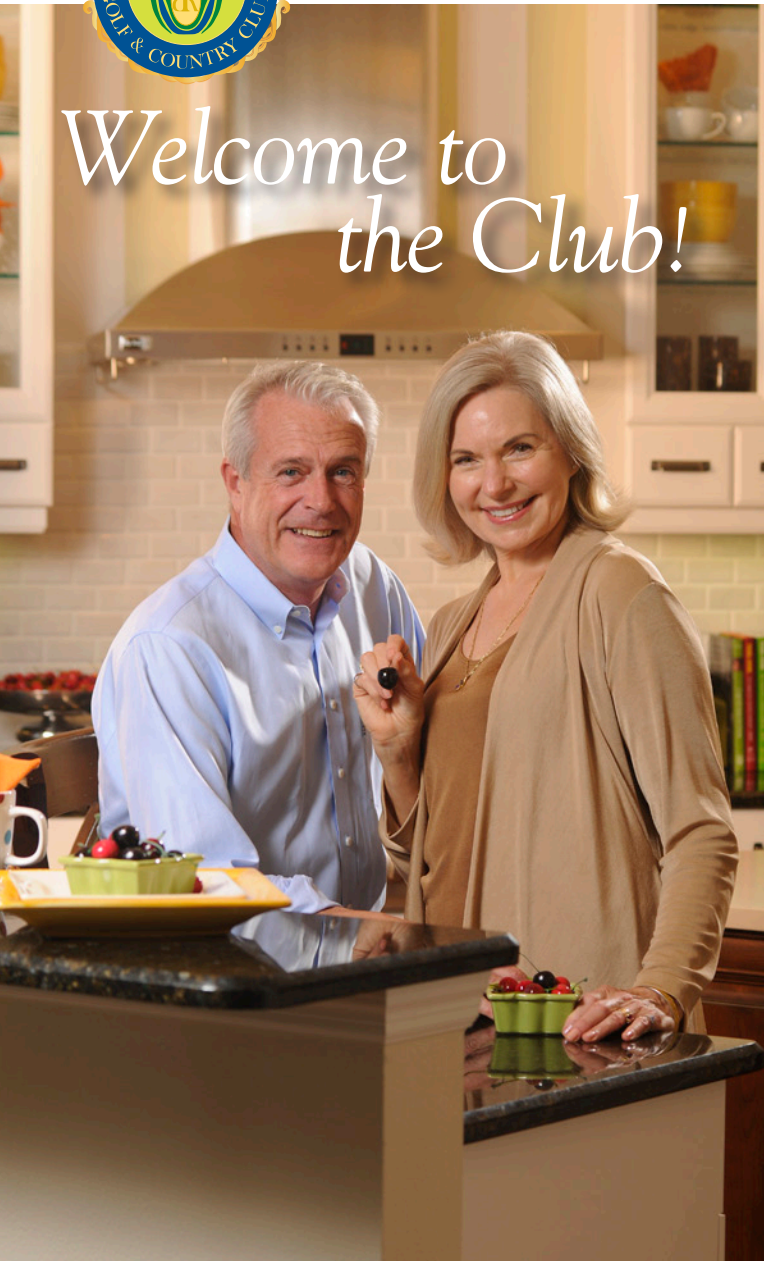
NEALCOMMUNITIES.COM
Where You Live Matters





THE FINEST IN COUNTRY CLUB LIVING...

Welcome to
the Club!



FRESH SPRING / COVE SERIES



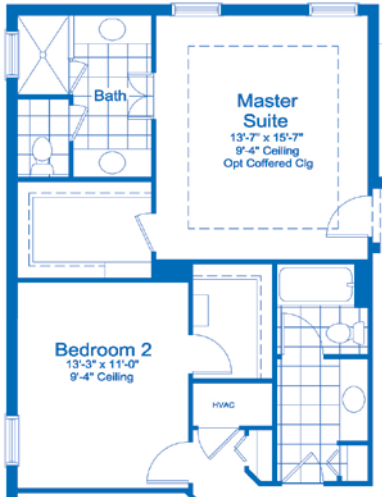
T1



FC3



T2



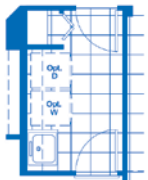
Master Bath Option

Not available w/ Master Bath Dbl sink Option



Master Bath Double Sink Option

Not available w/ Master Bath Option



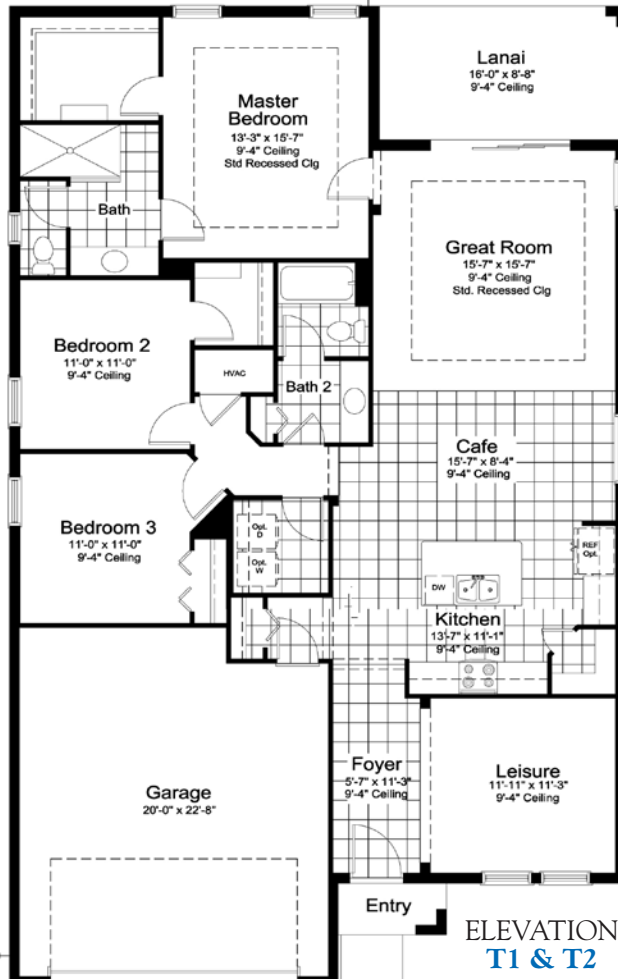
Opt Utility Room

Not available w/ Mud Room Cabinet Option

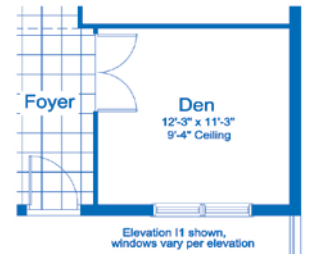
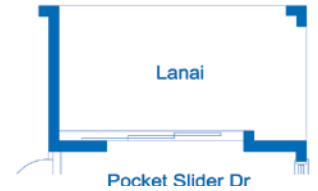


Garage Hall Cabinets Option

Not available w/ Opt Utility Room



ELEVATION T1 & T2



Living	1812 SF
Garage	471 SF
Entry	93 SF
Lanai	139 SF
TOTAL	2515 SF

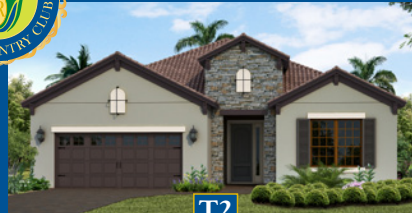
*Entry, windows and square footage may vary per elevation

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EVENTIDE 4 / COVE SERIES



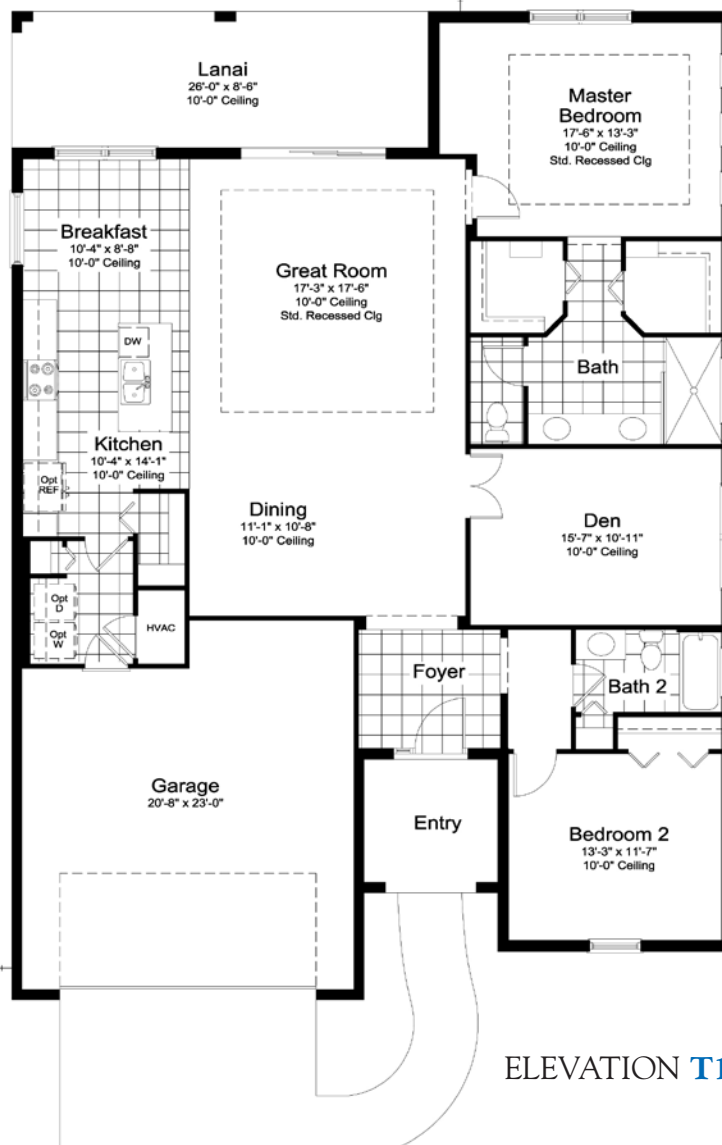
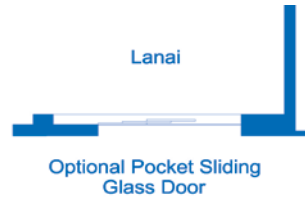
T1



T2



FC1



ELEVATION **T1**

Living	1904 SF
Garage	482 SF
Entry	69 SF
Lanai	231 SF
<hr/>	
TOTAL	2686 SF

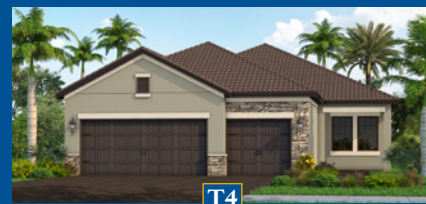
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MEADOW BROOK / COVE SERIES



T3



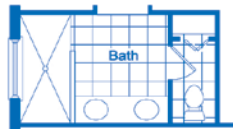
T4



FC2



FC1



**Master Bath
Double Sink Option**



ELEVATION T3

Living	2014 SF
Garage	649 SF
Entry	147 SF
Lanai	212 SF
TOTAL	3022 SF

*Entry, windows and square footage may vary per elevation

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MEADOW BROOK / COVE SERIES



T3



FC2

WITH OPTIONAL BONUS ROOM



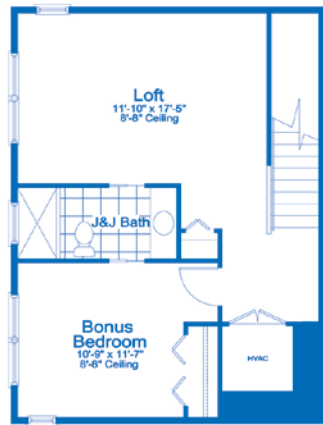
T4



FC1

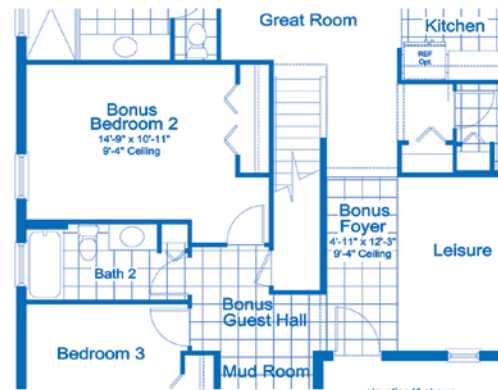
OPTIONAL BONUS ROOM

1st Floor	3022 SF
Opt Bonus	587 SF
TOTAL	3609 SF



2ND FLOOR 587 S.F.

Opt Bonus w/ Bonus Bed and J&J Bath



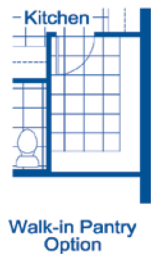
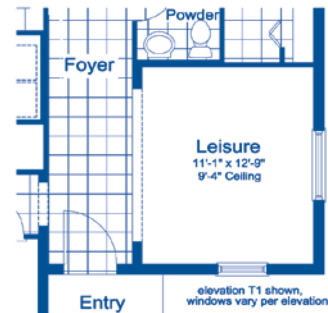
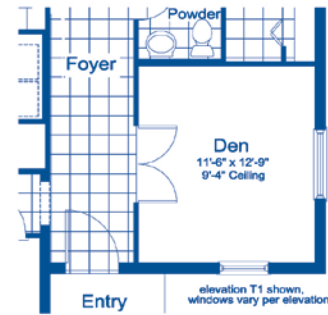
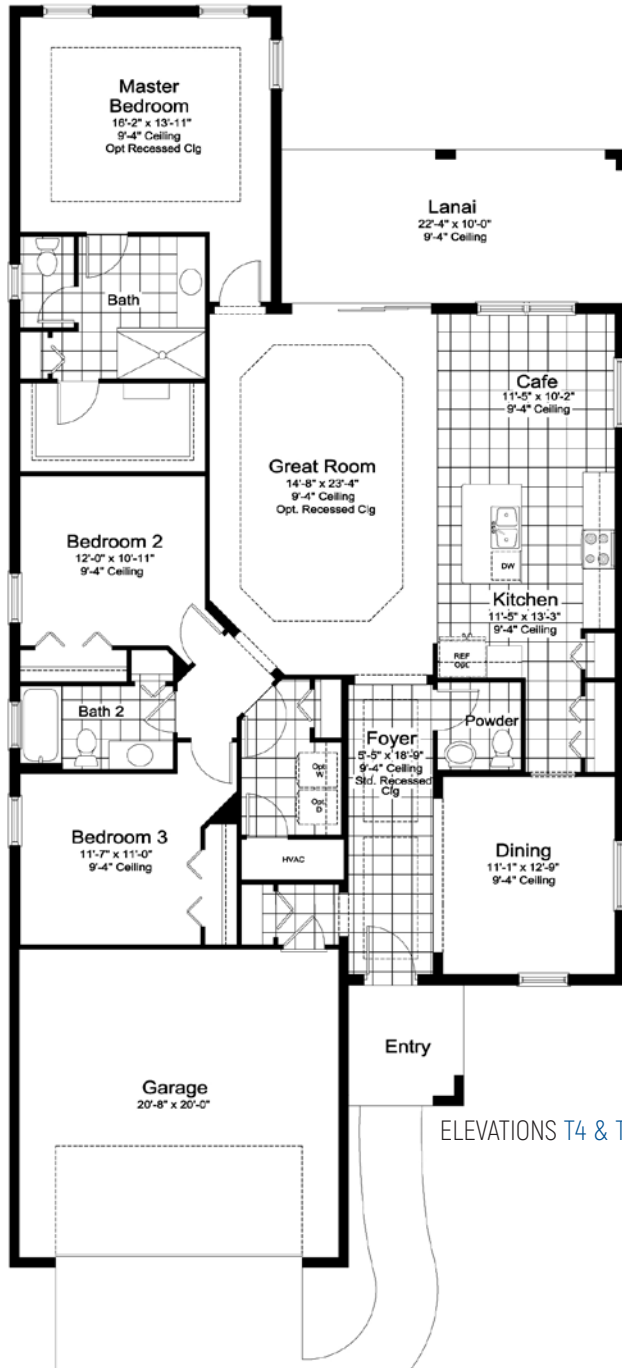
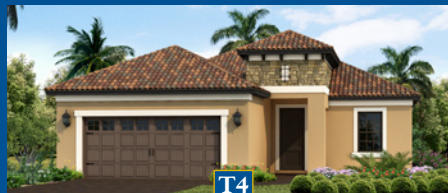
Partial First Floor
Stair w/ Opt Bonus Room

elevation 11 shown,
windows vary per elevation

*Entry, windows and square footage may vary per elevation

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WHITE STAR / COVE SERIES



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

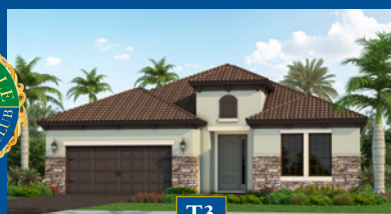
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ENDLESS SUMMER 4 / COVE SERIES



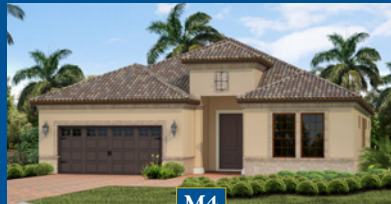
T1



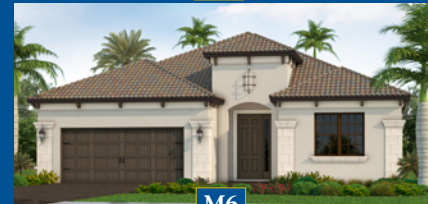
T3



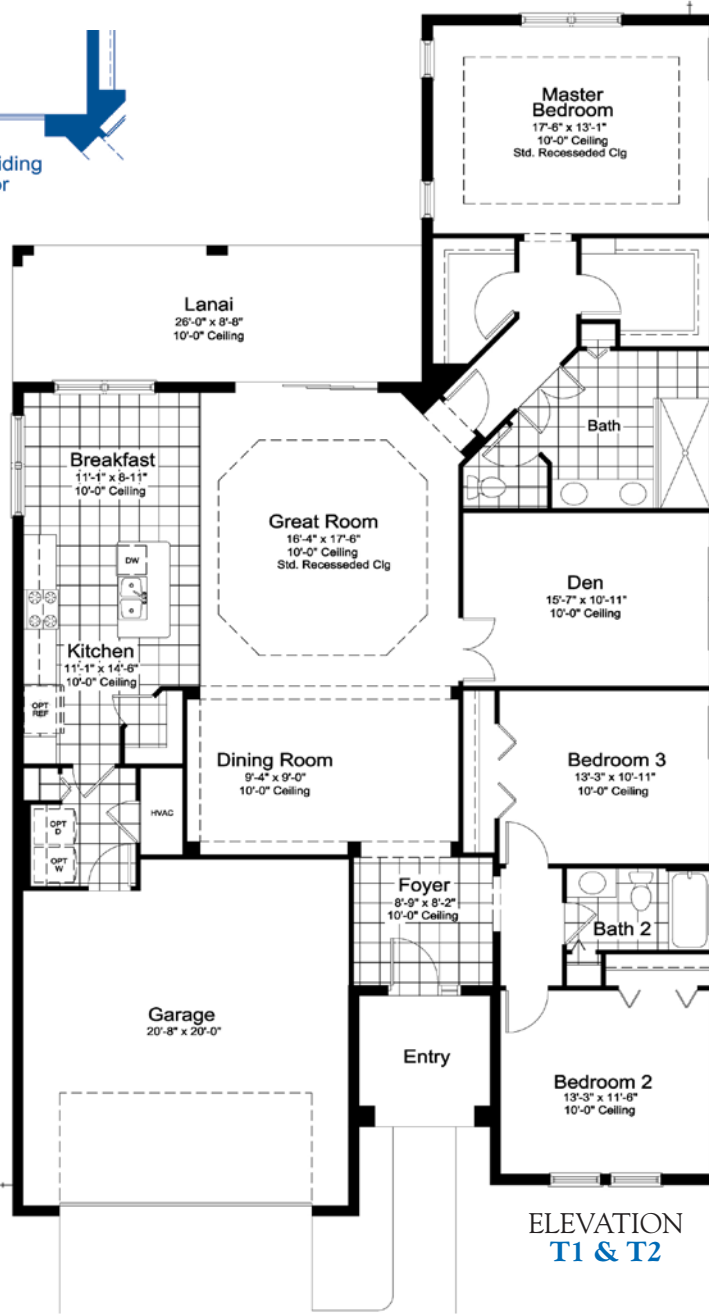
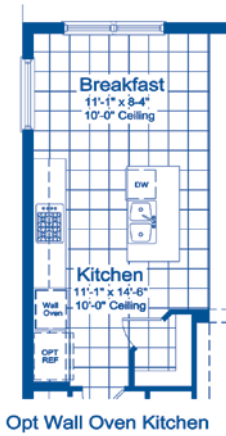
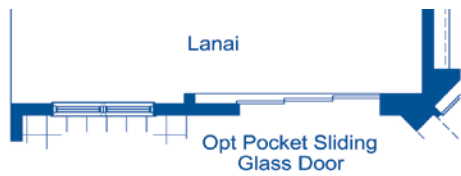
FC1



M4



M6



Living	2207 SF
Garage	477 SF
Entry	68 SF
Lanai	225 SF
<hr/>	
TOTAL	2977 SF

ELEVATION
T1 & T2

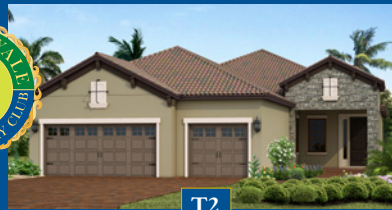
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BRIGHT MEADOW 2 / COVE SERIES



T1



T2



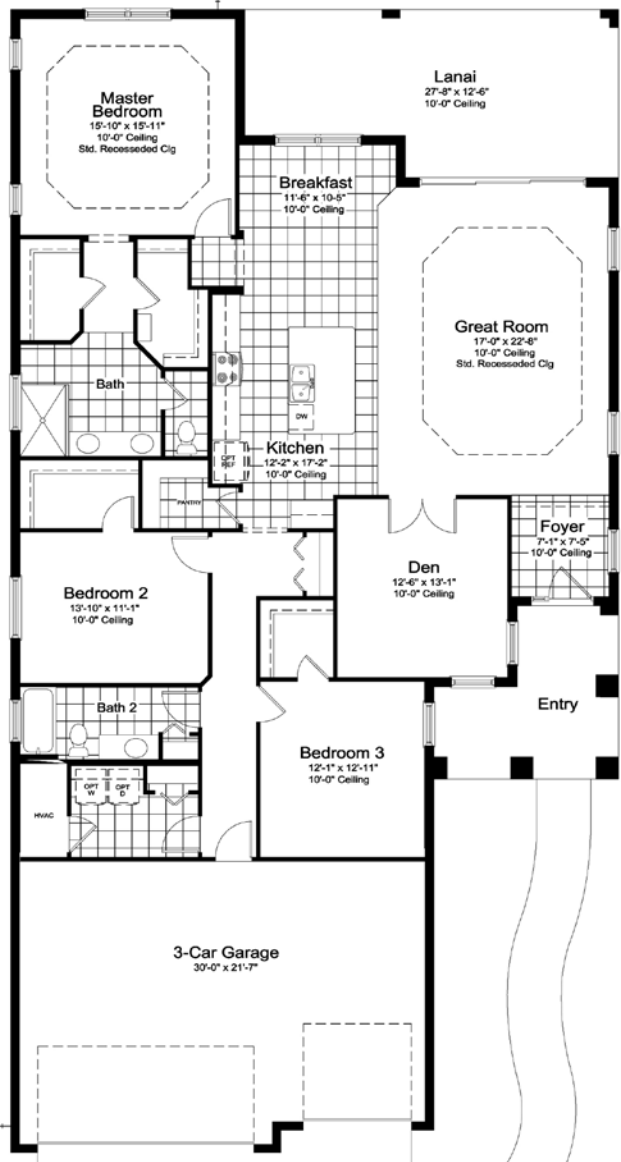
FC1



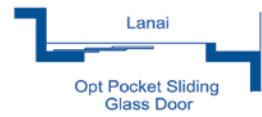
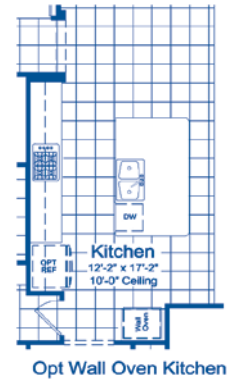
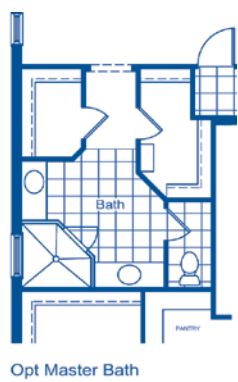
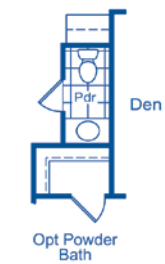
M3



M4



ELEVATION T1



Living	2309 SF
Garage	657 SF
Entry	138 SF
Lanai	308 SF
TOTAL	3412 SF

*Entry, windows and square footage may vary per elevation

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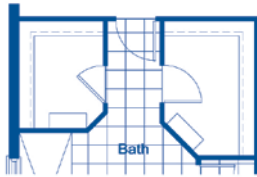
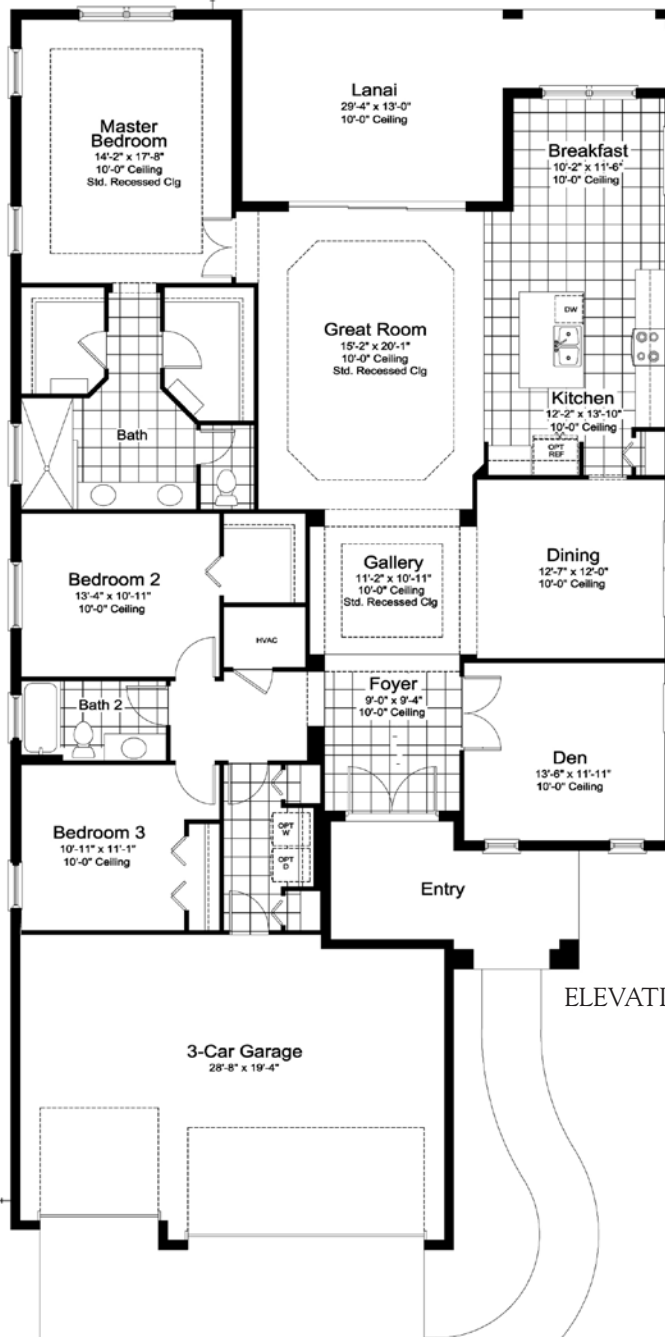
SEA STAR / COVE SERIES



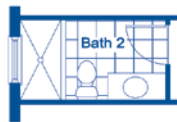
T3



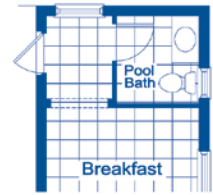
T2



Opt Master Bath Door

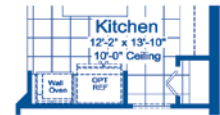


Opt Shower ILO Tub



Opt Pool Bath

LIVING	2441 S.F.
GARAGE	624 S.F.
LANAI	230 S.F.
ENTRY	135 S.F.
TOTAL AREA	3430 S.F.



Opt Wall Oven Kitchen



Opt Wall Oven Kitchen w/ Opt Walk-in Pantry

ELEVATION T3

Living	2379 SF
Garage	624 SF
Lanai	292 SF
Entry	135 SF
TOTAL	3430 SF

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SEA MIST / COVE SERIES



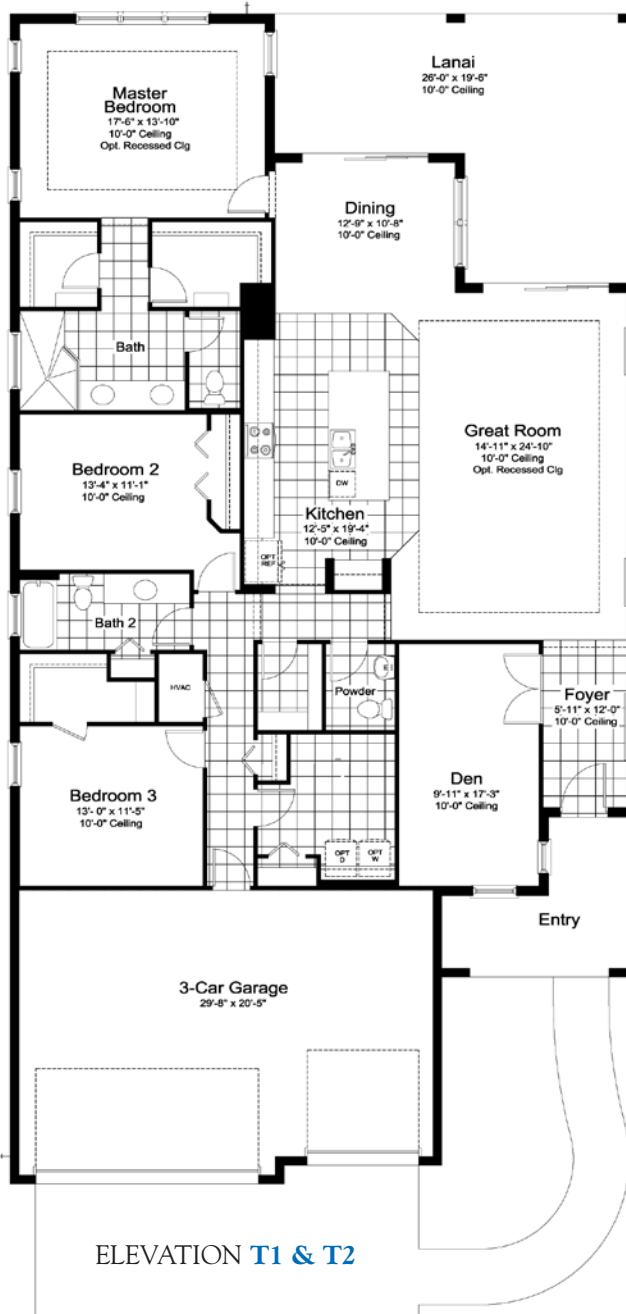
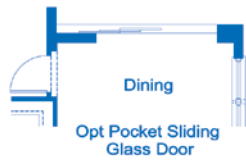
T1



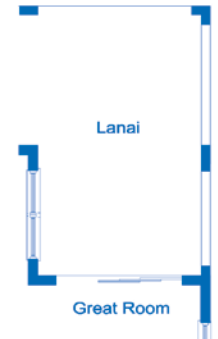
T2



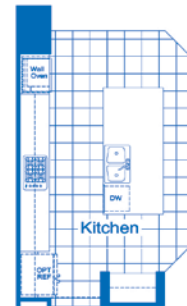
FC1



ELEVATION T1 & T2



Outdoor Kitchen Wall Option



Wall Oven Kitchen Option



Laundry Tub Option

Living	2427 SF
Garage	638 SF
Entry	118 SF
Lanai	375 SF
TOTAL	3558 SF

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SEA MIST / COVE SERIES



T1

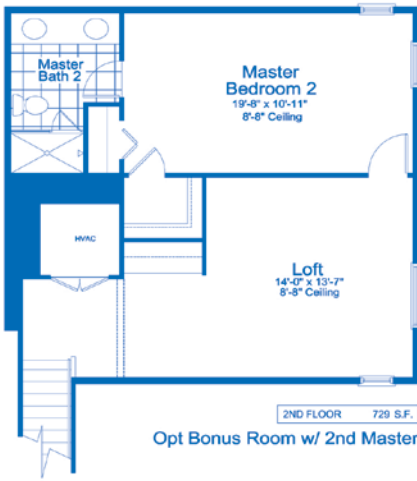


T2



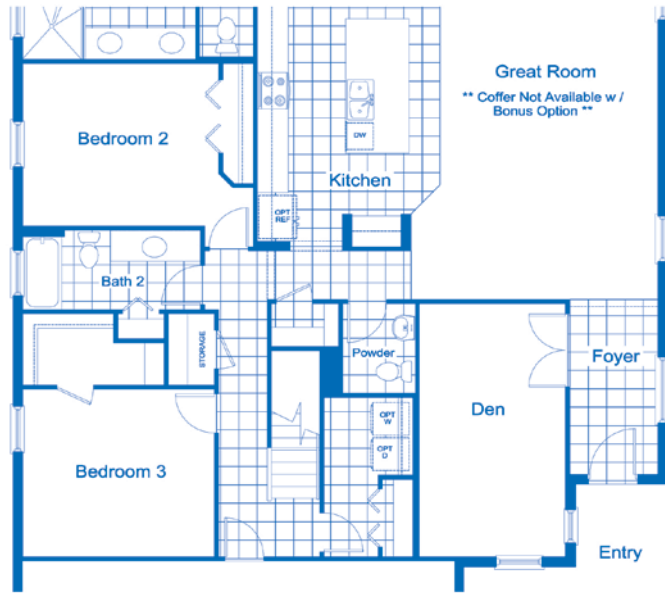
FC1

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



Opt. Bonus Laundry Tub Option

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COVE SERIES FEATURES

WHERE YOU LIVE MATTERS

- 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
- 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 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
- 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

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 outlet (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
- 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

-  Models
-  Coral Series
-  Cove Series
-  Coastal Series



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.