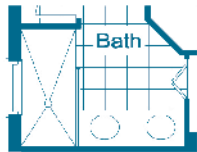


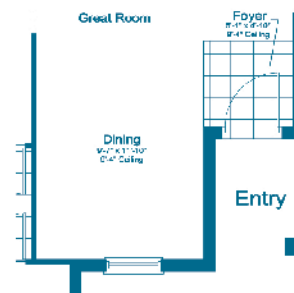
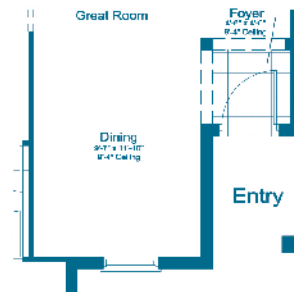
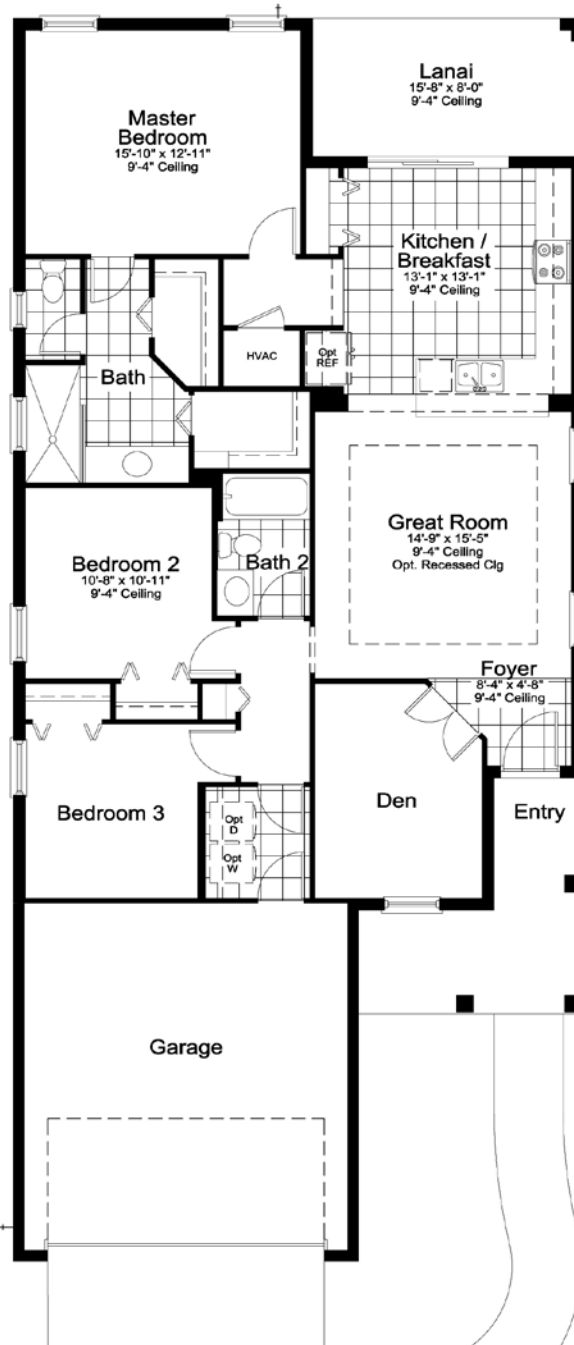
WILDLEAF

NORTH RIVER RANCH





Master Bath DBL Sink Option



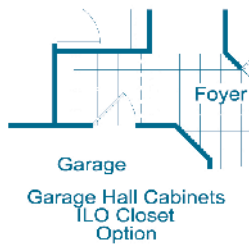
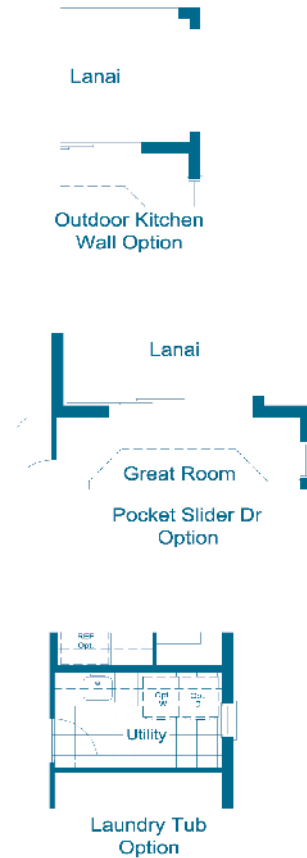
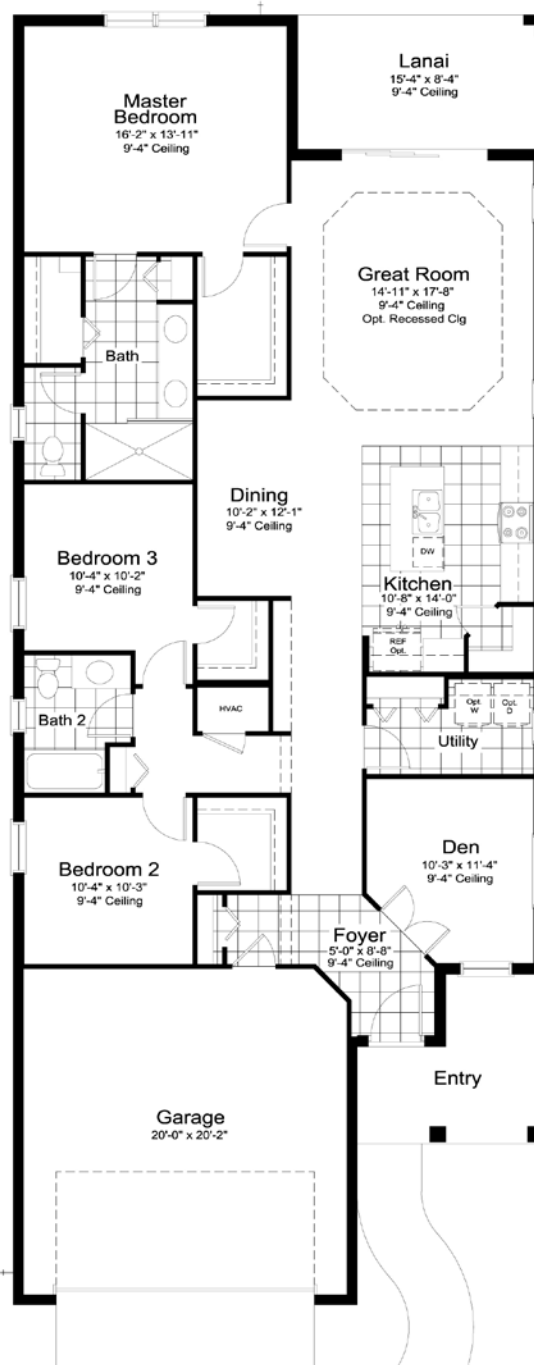
ELEVATION C1

Living	1533 SF
Garage	414 SF
Lanai	125 SF
Entry	118 SF

TOTAL 2190 SF

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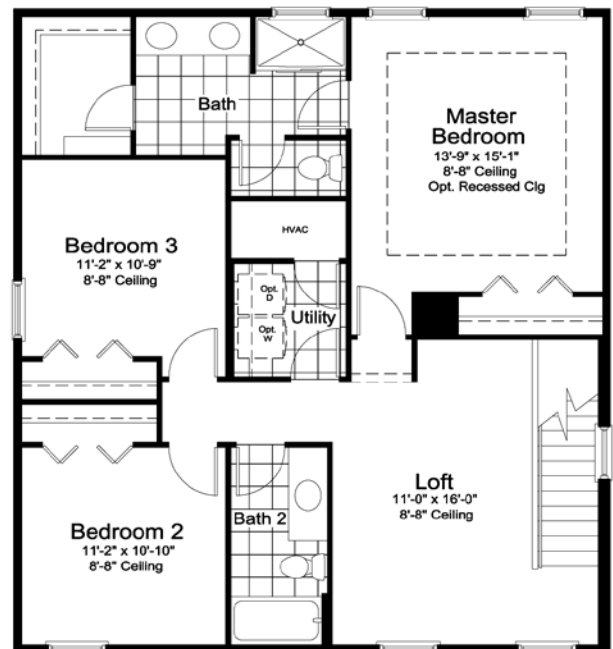
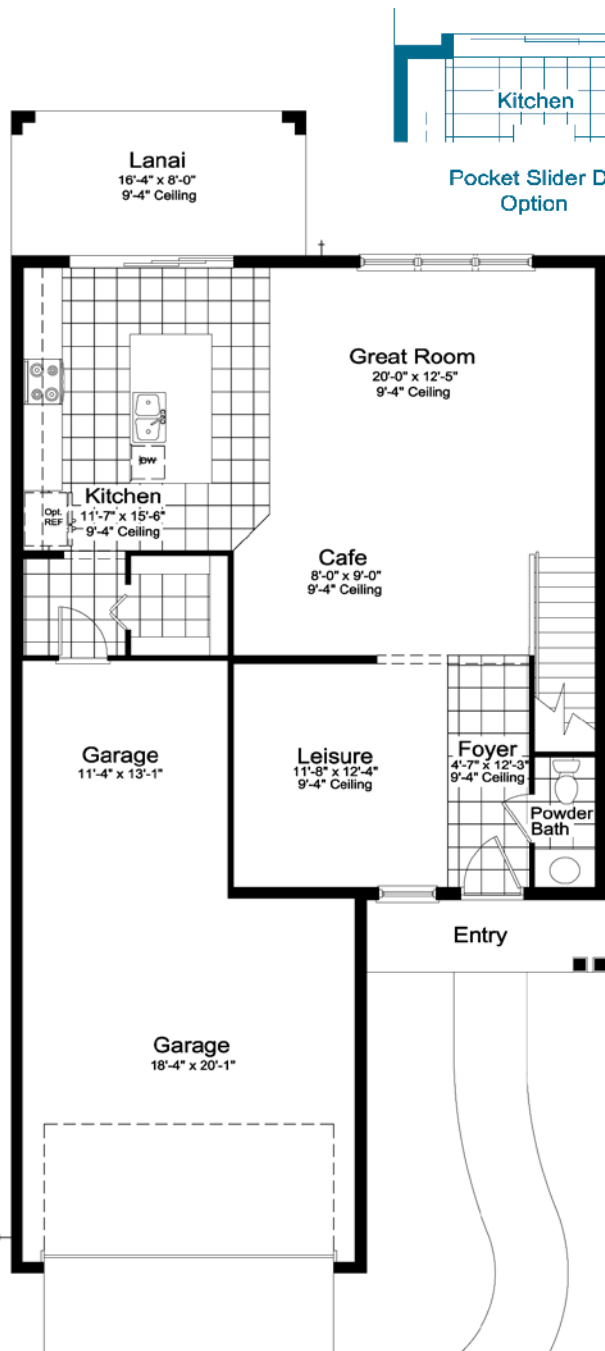
ELEVATION C1

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

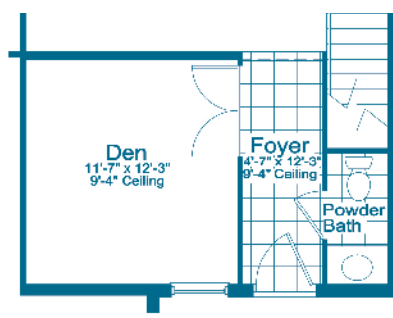
TOTAL 2524 SF

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Upper Floor
ELEVATION C1



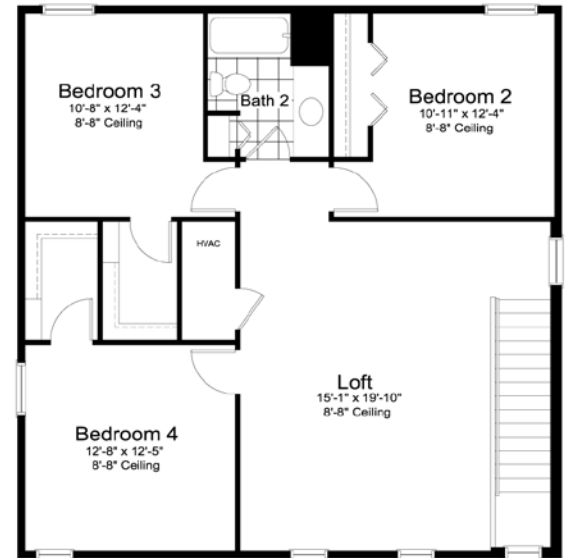
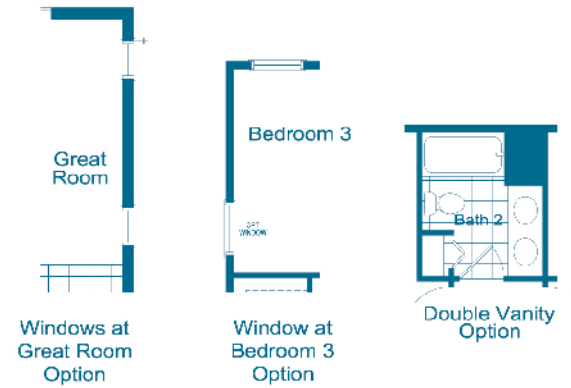
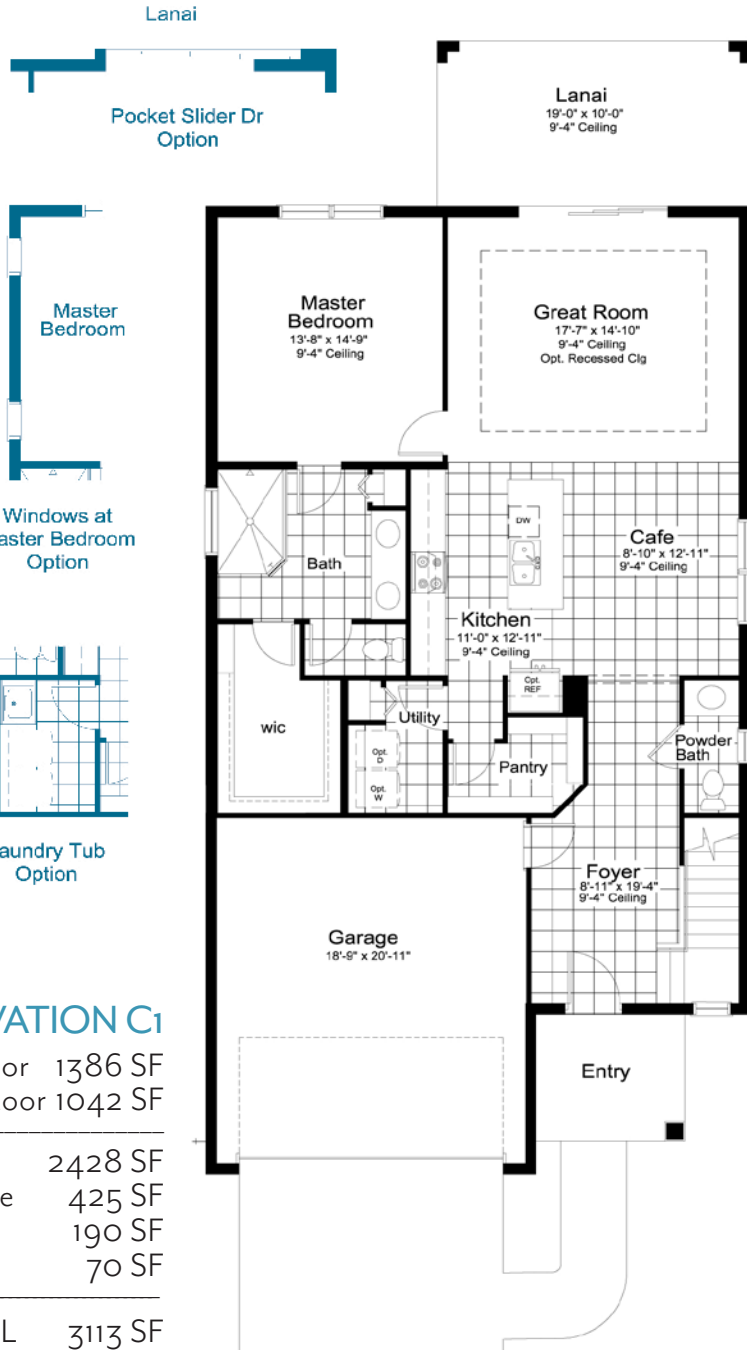
Den I/O Leisure
Option

ELEVATION C1

1st Floor	1017 SF
2nd Floor	1126 SF
Total	2143 SF
Garage	566 SF
Lanai	131 SF
Entry	53 SF
TOTAL	2893 SF

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ELEVATION C1

1st Floor 1386 SF
2nd Floor 1042 SF

Total 2428 SF
Garage 425 SF
Lanai 190 SF
Entry 70 SF

TOTAL 3113 SF

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WILDLEAF NORTH RIVER RANCH

INCLUDED FEATURES

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- 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

- Short walk to retail, grocery and restaurants
- Convenient to I-75 for easy commutes to the major metropolitan areas
- Access to the many amenities of North River Ranch
- Minutes to area schools
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Coastal and Island elevations
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding 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
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors

- Professionally landscaped home site including mulch
- Automatic irrigation system
- Spacious closets with ventilated shelving per plan
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan
- 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

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package
- One year General Electric 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
- 36" upper recessed panel 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

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
- Recessed panel wood veneer cabinets with stylish hardware

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 CONTINUED

- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome single lever 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 architectural shingles
- 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
- Tankless water heater
- 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



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

MASTER SITE PLAN



LEGEND

COMMUNITY AMENITIES

- 1 Community Welcome Hub
- 2 Brightwood Pavilion
- 3 Riverfield Verandah
- 4 Bike Share
- 5 Avid Fit Station
- 6 SuperStream HotSpot Free Wi-Fi

COMMUNITY TRAILS

- Trails
- Trailhead

BRIGHTWOOD

- Centex SOLD OUT
- KB Home
- Pulte Homes
- Park Square Homes
- Homes by WestBay

RIVERFIELD

- David Weekley Homes
- Neal Communities Townhomes

WILDLEAF

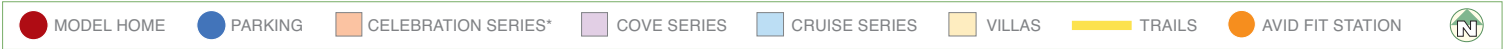
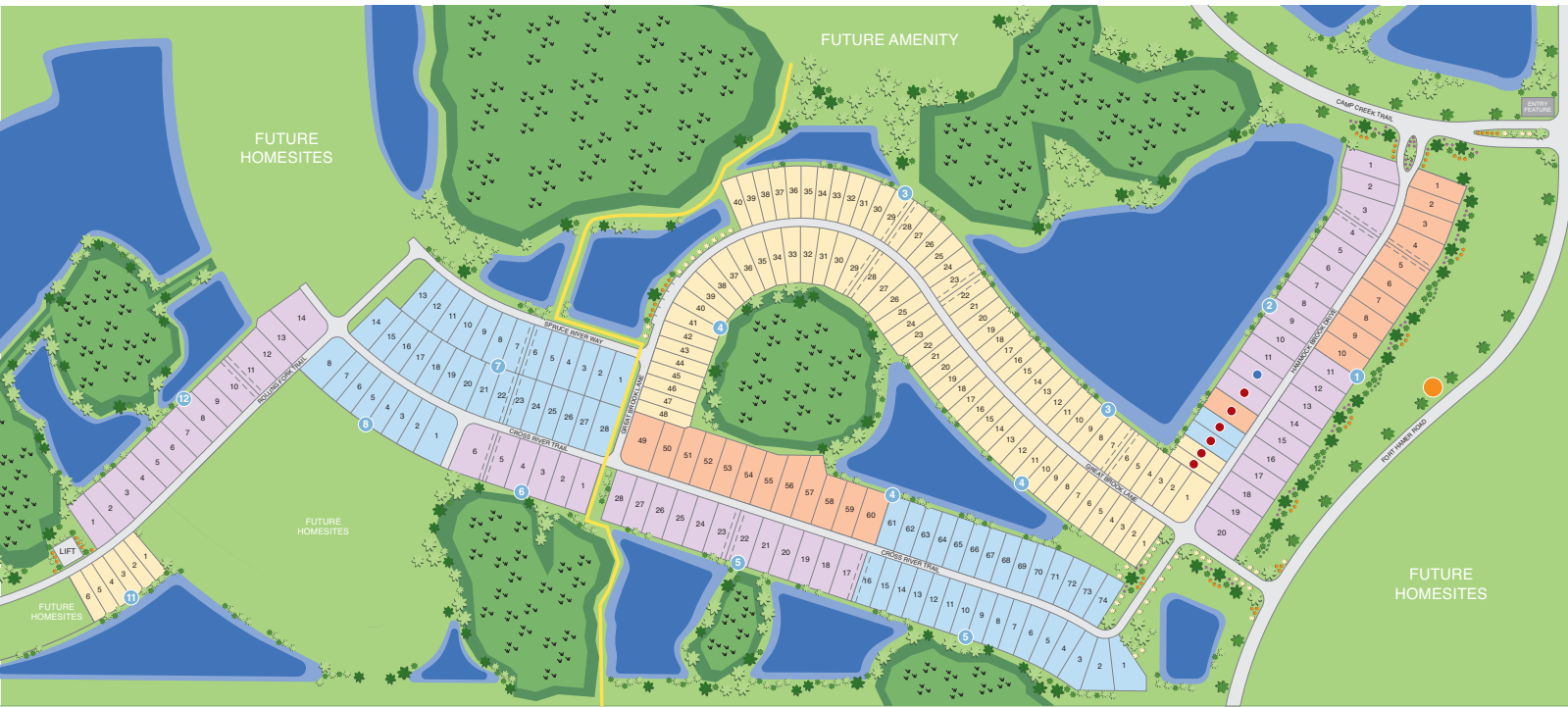
- Neal Communities Cove Series
- Neal Communities Celebration Series
- Neal Communities Villas

- Model Homes

- North River Ranch Boundary



NEAL HOMESITES



*PLEASE SEE A SALES ASSOCIATE FOR DETAILS REGARDING THESE HOMESITES



NEALCOMMUNITIES
Where You Live Matters

10025 Hammock Brook Drive, Parrish, Florida 34219 • 941.740.8755

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