COVE SERIES

GRAND PALM

Close to everything. Far from ordinary.

NEAL COMMUNITIES

Where You Live Matters

50 YEARS NEAL COMMUNITIES Where You Live Matters

COVE SERIES

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NEALCOMMUNITIES

Where You Live Matters

COVE SERIES **CORAL** SERIES **COASTAL** SERIES

MODEL HOMES **DC** DISCOVERY CENTER

COVE SERIES

INCLUDED FEATURES

WHERE YOU LIVE MATTERS
- Over 50 years of building award-winning homes
- Over 90 successful communities and over 19,000 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 central location, an easy commute to downtown Venice and Englewood, and minutes from I-75
- Close to schools, shopping and recreation
- Resort-style pool, fitness pool, children's splash park and dog parks
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES
- Choice of custom-designed Tuscan or Country French elevations (per plan)
- 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 lights
- 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 lanai
- Gutters included at sides only (per plan)

QUALITY KITCHEN FEATURES
- General Electric® stainless steel appliance package:
  - 5-year General Electric Warranty (does not include disposal)
  - 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 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

NGBS GREEN +WELLNESS

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 Cat 6 phone/data or RG6 cable outlet (choice of 5 locations)
- 1 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
- 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
- 2 conveniently located exterior hose bibs
- Steel storm panels (per plan)
- CPVC or PEX water lines throughout
- Roof with concrete roof tiles
- 5-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 3 locations plus lanai)
- GFI safety outlets in all wet areas
- GFI exterior outlets (per plan)

NEAL COMMUNITIES
Where You Live Matters

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GRAND PALM
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50 YEARS NEAL COMMUNITIES Where You Live Matters

COVE SERIES

ENDLESS SUMMER 3

GRAND PALM
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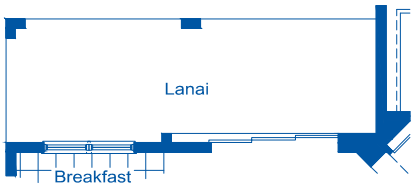
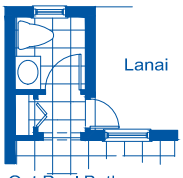
Living	2,181 Sq. Ft.
Garage	477 Sq. Ft.
Lanai	225 Sq. Ft.
Entry	68 Sq. Ft.
Total	**2,951 Sq. Ft.**

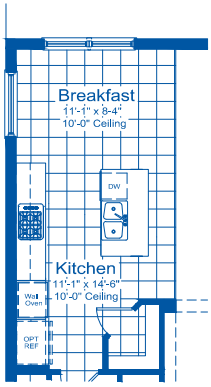
Outdoor Kitchen
Wall Option



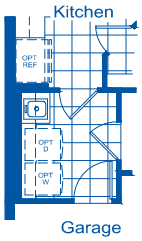
Opt Pocket Sliding
Glass Door



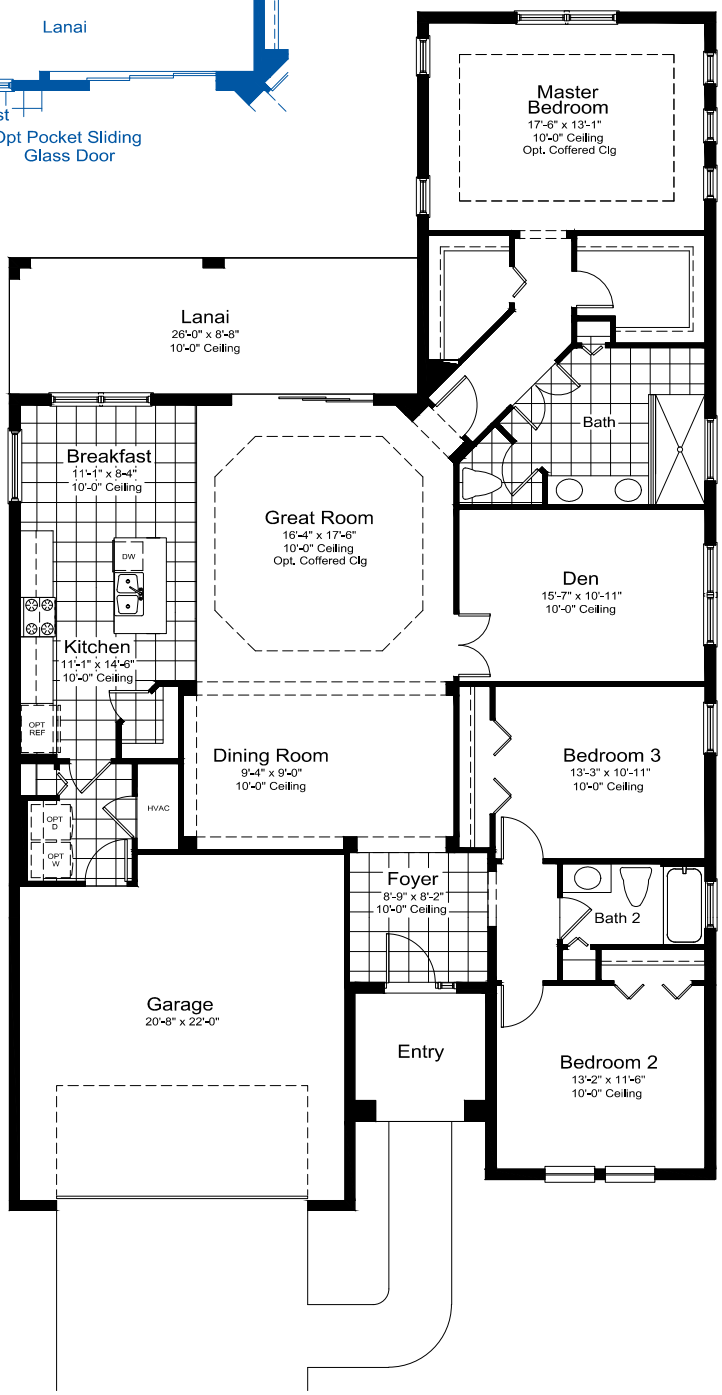
Opt Pool Bath
(** Not Available w/ ODK Opt.**)

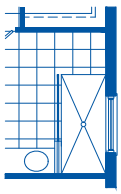


Opt Wall Oven Kitchen

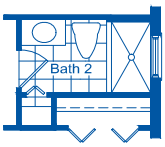


Opt Laundry Tub





Master Bath Opt
Full Glass shwr encl



Opt Shower ILO
Tub

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COVE SERIES

BRIGHT MEADOW

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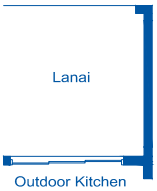
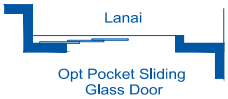
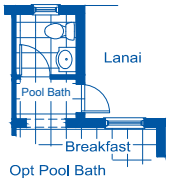


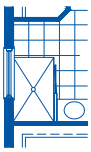
Outdoor Kitchen
Wall Option



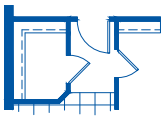
Opt Pocket Sliding
Glass Door



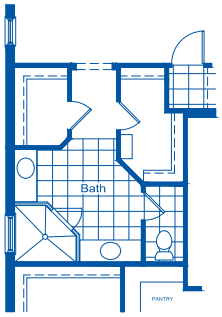
Opt Pool Bath



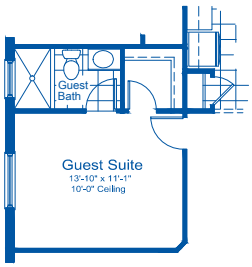
Master Bath Opt
Full Glass shwr encl



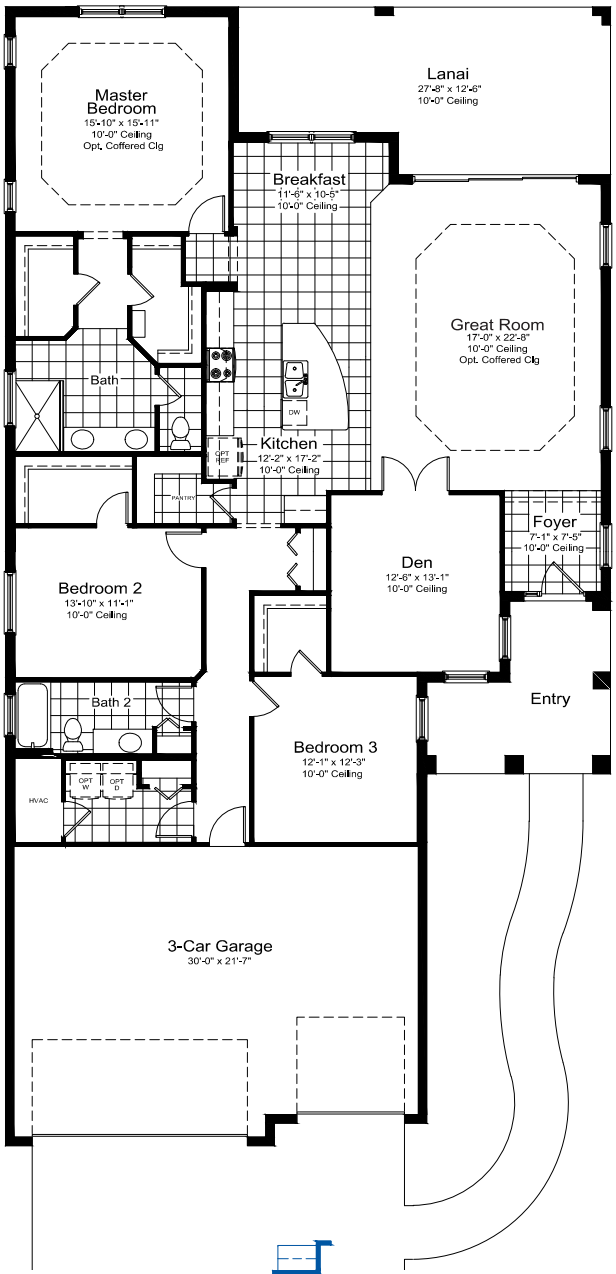
Opt Master Bath
Door



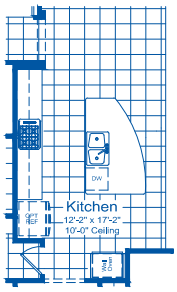
Opt Master Bath



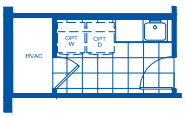
Opt Guest Suite



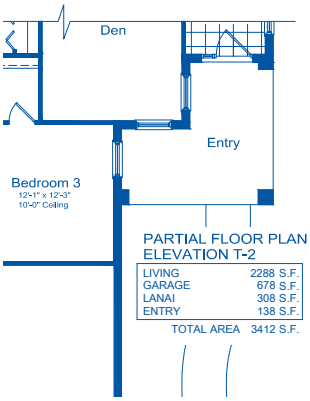
Living	2,288 Sq. Ft.
Garage	678 Sq. Ft.
Lanai	308 Sq. Ft.
Entry	138 Sq. Ft.
Total	**3,412 Sq. Ft.**

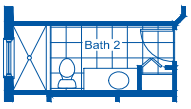


Opt Wall Oven Kitchen

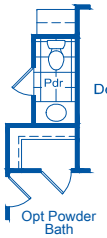


Opt Laundry Tub





Opt Shower ILO Tub



Opt Powder
Bath

Opt. One Level
Square Island

FGBC
FLORIDA GREEN BUILDING COALITION

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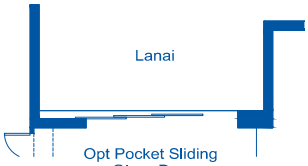
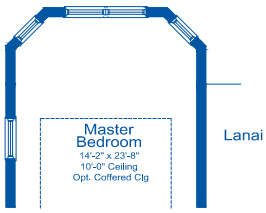
50 YEARS NEAL COMMUNITIES
Where You Live Matters

COVE SERIES

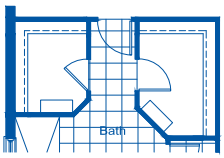
SEA STAR - 1ST FLOOR

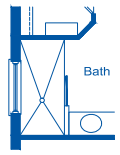
GRAND PALM
Close to everything. Far from ordinary.

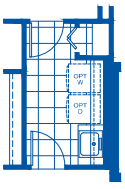


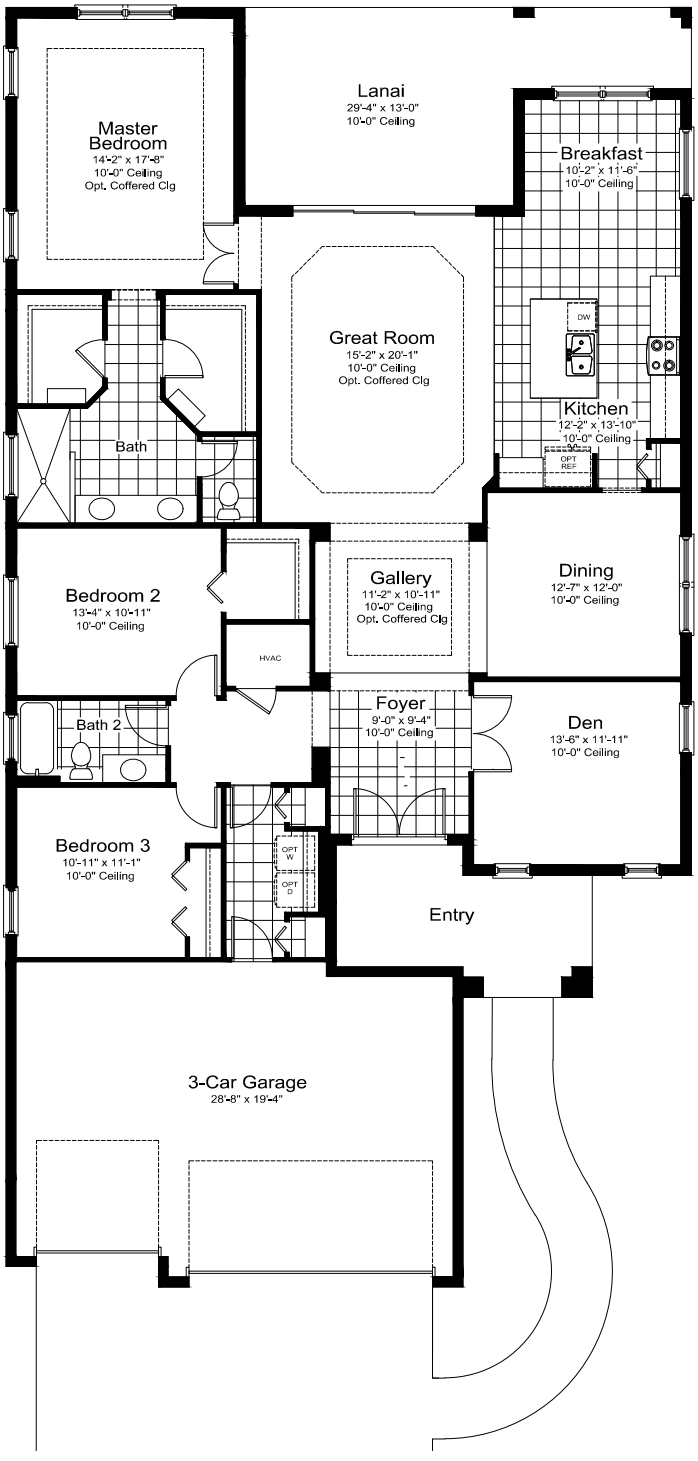


LIVING	2464 S.F.
GARAGE	624 S.F.
LANAI	292 S.F.
ENTRY	135 S.F.
TOTAL AREA	3515 S.F.

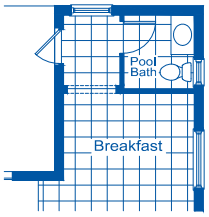




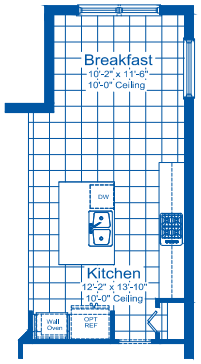




Living	2,379 Sq. Ft.
Garage	624 Sq. Ft.
Lanai	292 Sq. Ft.
Entry	135 Sq. Ft.
Total	**3,430 Sq. Ft.**



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



FGBC FLORIDA GREEN BUILDING COALITION

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COVE SERIES

SEA STAR - 2ND FLOOR

GRAND PALM
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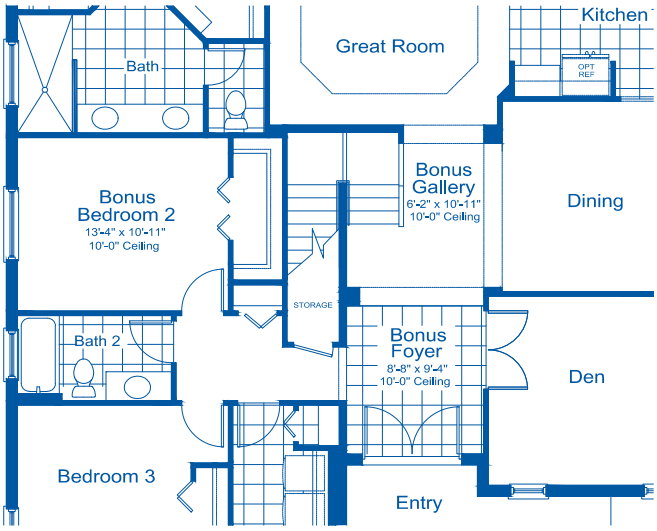
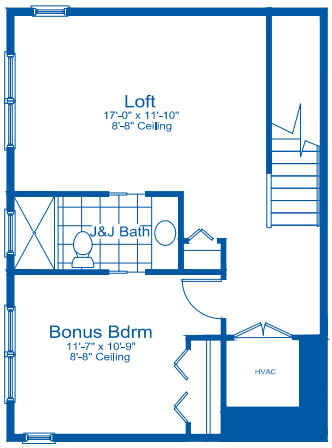
Living	2,379 Sq. Ft.
Garage	624 Sq. Ft.
Lanai	292 Sq. Ft.
Entry	135 Sq. Ft.
Total	**3,430 Sq. Ft.**

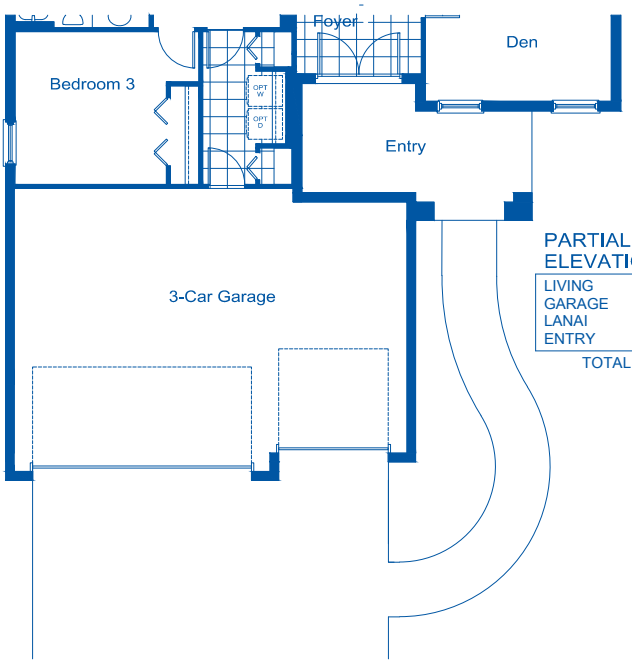


Partial First Floor
Stair w/ Opt Bonus Room



2ND FLOOR 579 S.F.

Opt Bonus w/ Bonus Bed and J &J Bath



PARTIAL FLOOR PLAN
ELEVATION T-2

LIVING	2379 S.F.
GARAGE	624 S.F.
LANAI	292 S.F.
ENTRY	135 S.F.
TOTAL AREA	3430 S.F.

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50 YEARS NEAL COMMUNITIES Where You Live Matters

COVE SERIES

SEA MIST

GRAND PALM
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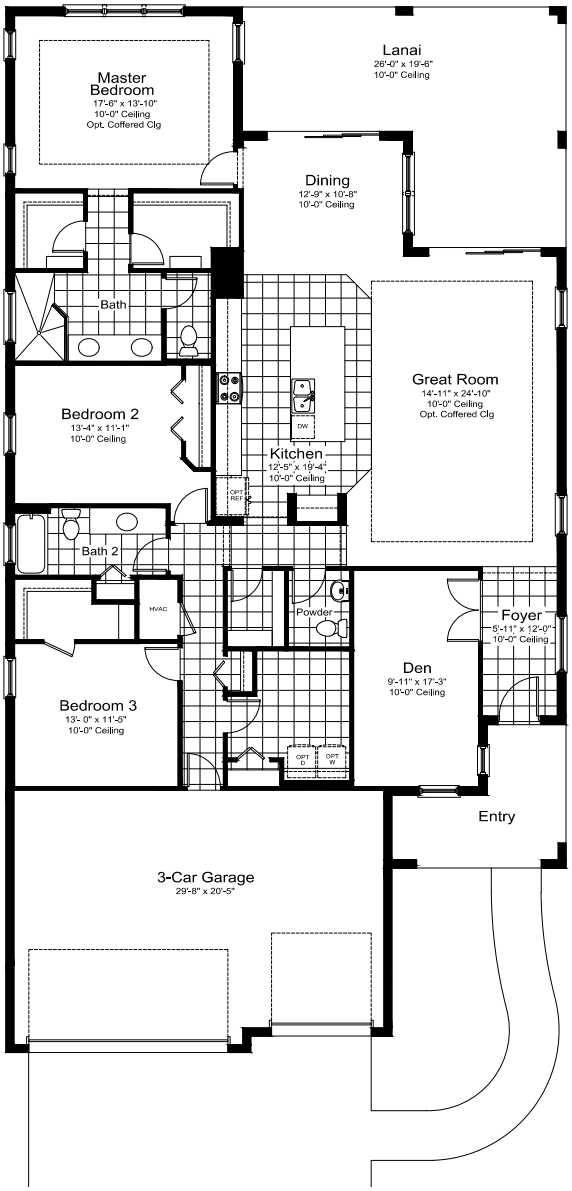

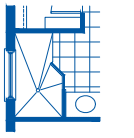

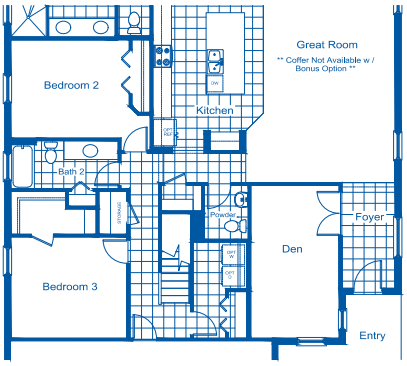

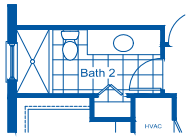

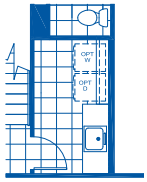

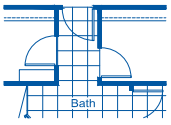

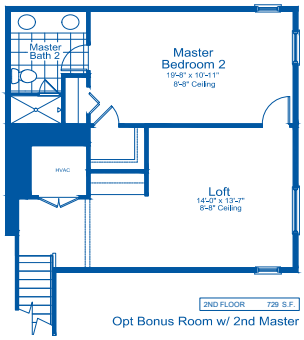

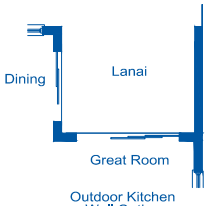

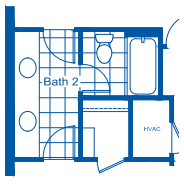

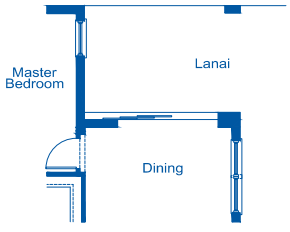

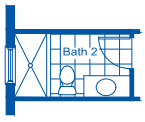

Living	2,427 Sq. Ft.
Garage	638 Sq. Ft.
Lanai	375 Sq. Ft.
Entry	118 Sq. Ft.
Total	**3,558 Sq. Ft.**

50 YEARS NEAL COMMUNITIES Where You Live Matters

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