

WELCOME HOME!

Dream Big. Live Bigger.  **CIELO**



NEALCOMMUNITIES.COM
Where You Live Matters

CLOSE TO EVERYTHING



Cielo is Italian for "Sky" – and the dream-like, clear blue skies of Venice have inspired this new home community. Situated near I-75 and US 41, Cielo residents will enjoy a neighborhood with a dog park, playground, picnic areas, bike racks and more.



CIELO

CLOSE TO ALL THAT YOU LOVE

Cielo is just minutes away from your everyday destinations - golf courses, shopping, dining, and beaches. Hospitals, schools, parks, airports, and more are also within a short drive.



NEALCOMMUNITIES.COM
Where You Live Matters



MEADOW BROOK

CIELO



NI-2



NI-2 2 STORY



M1



M1 2 STORY



M2



M2 2 STORY



T2

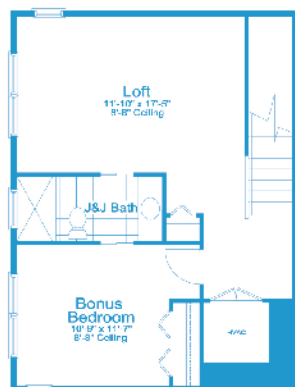


T2 2 STORY



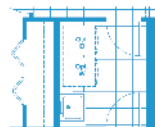
MEADOW BROOK

CIELO



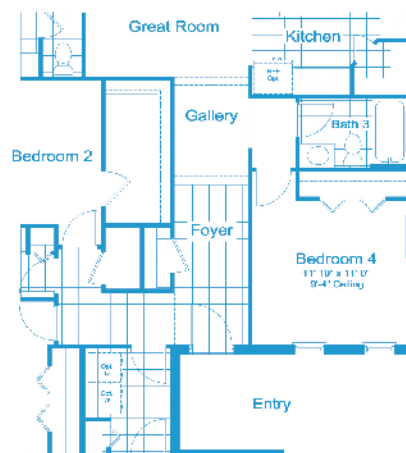
2ND FLOOR 587 S.F.

Opt Bonus w/ Bonus Bed and J&J Bath



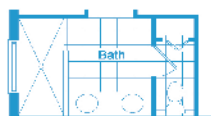
Laundry Tub ILO
Closet w/ Bedroom 4
Option

** Only Available w/
Bedroom 4 Option **



elevation H shown,
windows vary per elevation

Bedroom 4 and Bath 3
ILO Leisure Option



Master Bath
Double Sink Option

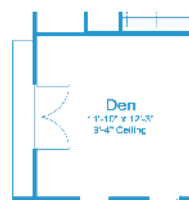
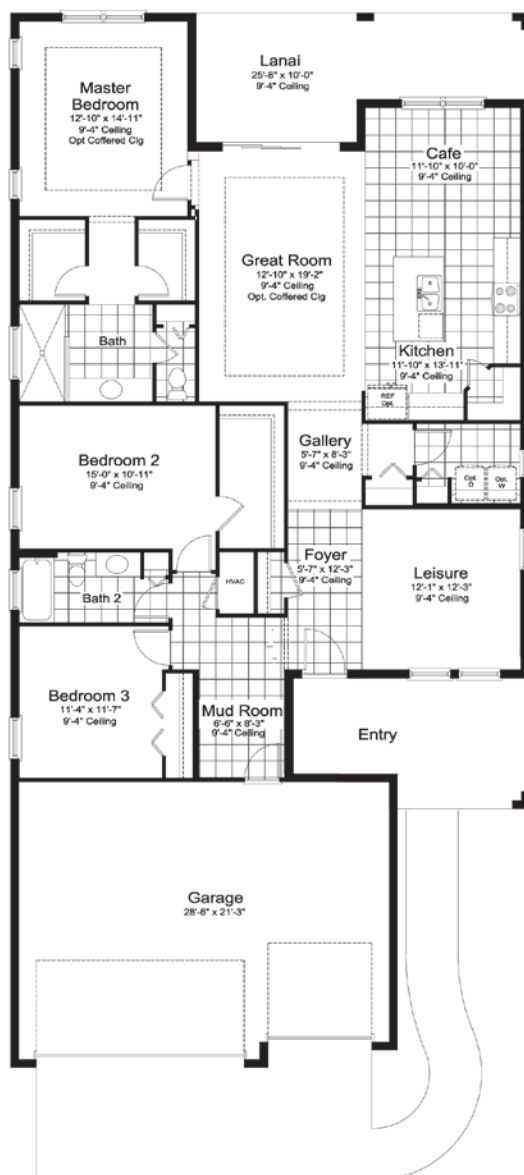


Powder Bath ILO WIC In
Bedroom 2 Option

* Not Available w/
Guest Suite Option or
any Bonus Room
Options **



Bath 2 Shower
Option



elevation H shown,
windows vary per elevation
Den ILO Leisure
Option

ELEVATION NI-1

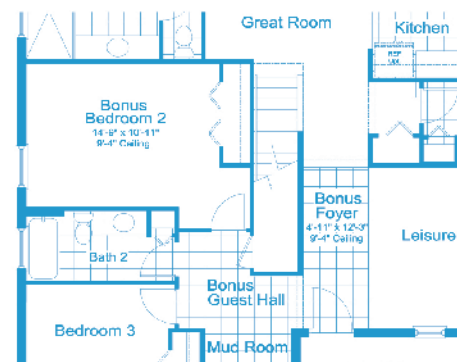
Living	2014	SF
Garage	649	SF
Lanai	212	SF
Entry	161	SF

TOTAL 3036 SF

WITH UPSTAIRS BONUS ROOM

Opt Bonus 587 SF

TOTAL 3609 SF



elevation H shown,
windows vary per elevation

Partial First Floor
Stair w/ Opt Bonus Room

Site conditions may vary. Please see sales representative for details regarding elevations and plan variations. Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Shutters, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.



TRIUMPH

CIELO



NI-1



NI-1 2 STORY



NI-2



NI-2 2 STORY



T1



T1 2 STORY



T2

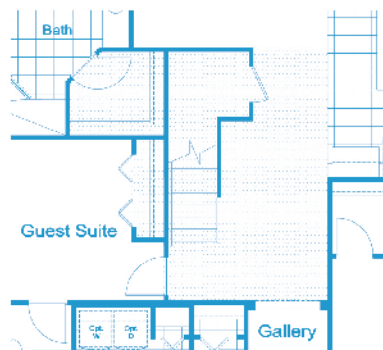


T2 2 STORY



TRIUMPH

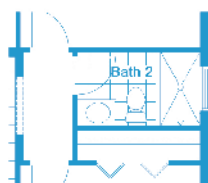
CIELO



1st Floor when Bonus Room Opt selected
(hatched area represents area changed when adding opt bonus room)



Laundry Tub Option



Bath 2 Shower Option

ELEVATION NI-1

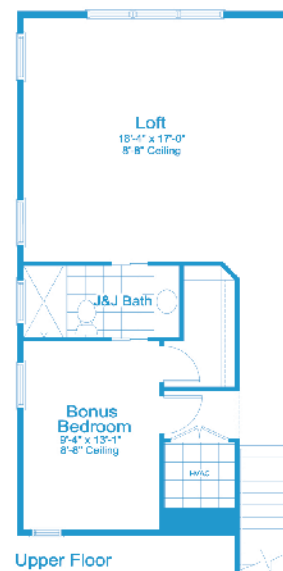
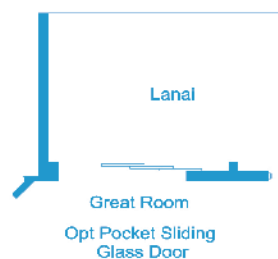
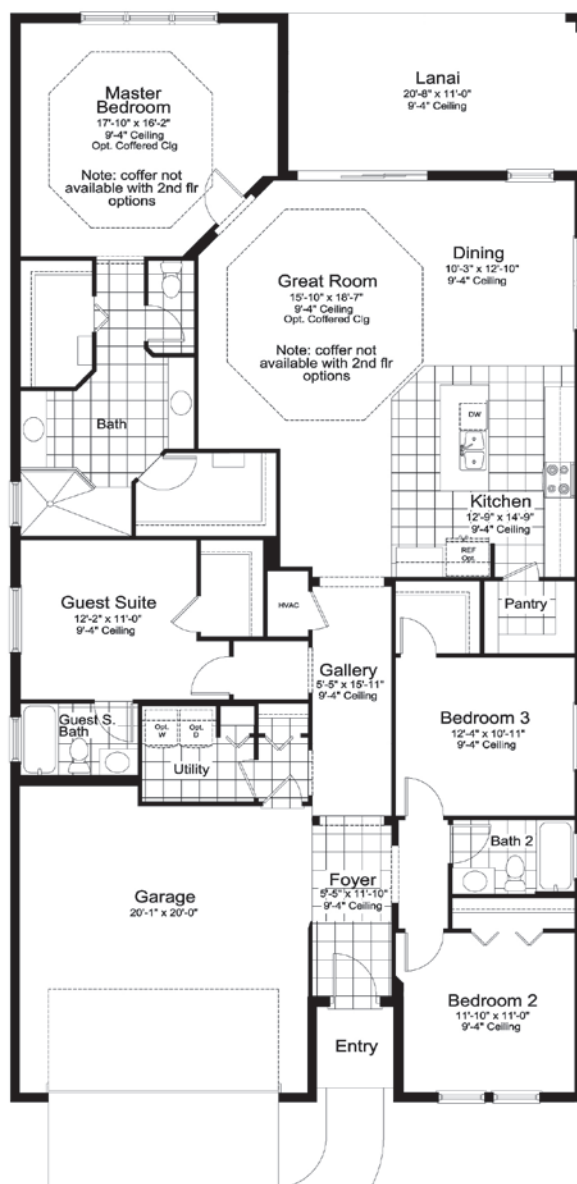
Living	2332 SF
Garage	445 SF
Lanai	228 SF
Entry	30 SF

TOTAL 3035 SF

WITH UPSTAIRS BONUS ROOM

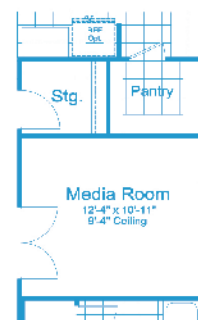
Opt Bonus 687 SF

TOTAL 3722 SF

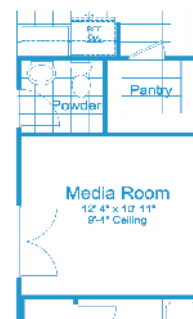


Upper Floor
ALL ELEVATIONS

Upper Floor W/ Loft, Bonus Bedroom & Jack and Jill Bath Opt



Opt Media Room
w/ Stg ILO
Bedroom 3



Opt Media Room
w/ Powder Bath
ILO Bedroom 3

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ENCORE

CIELO



NI-1



NI-2



M1



M2

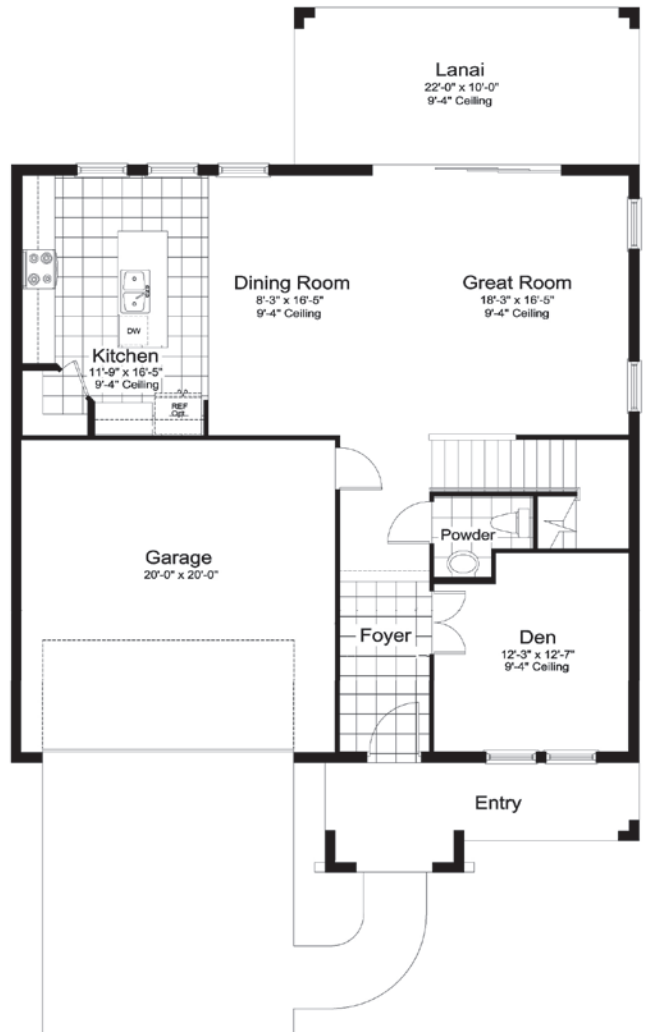
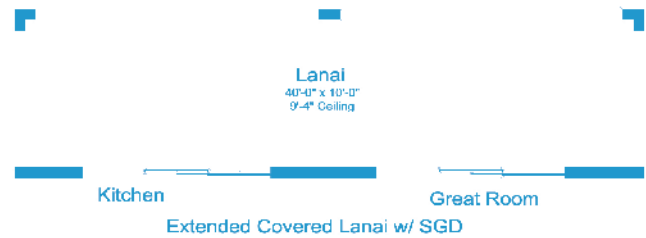


Upper Floor
PARTIAL FLOOR PLAN
ELEVATION NI-1



ELEVATION NI-1

1st Floor	1101	SF
2nd Floor	1451	SF
Living	2552	SF
Garage	426	SF
Lanai	220	SF
Entry	118	SF
TOTAL	3316	SF



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OVATION

CIELO



NI-1



NI-2



M1

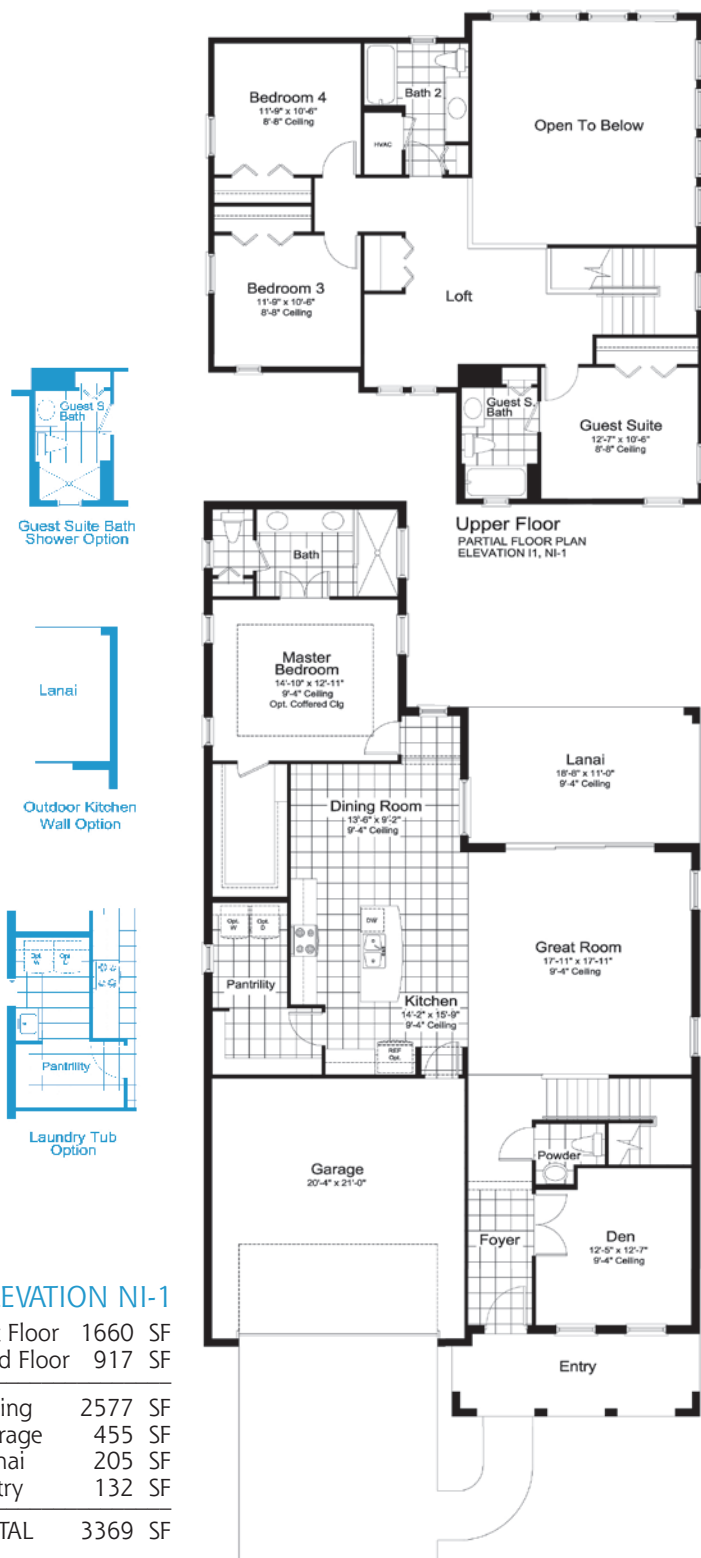


M2



OVATION

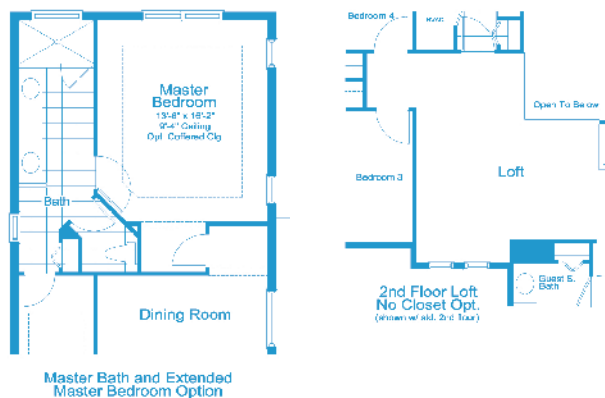
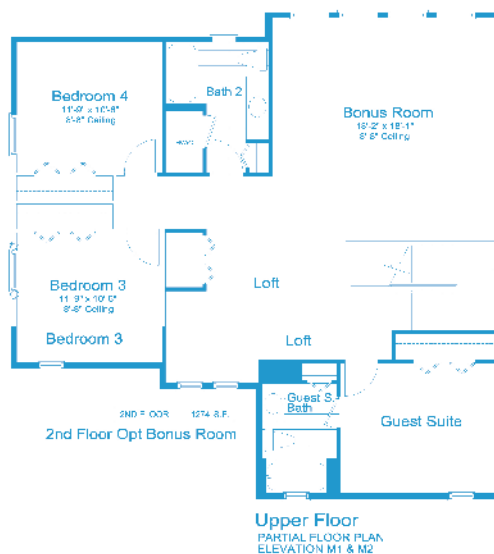
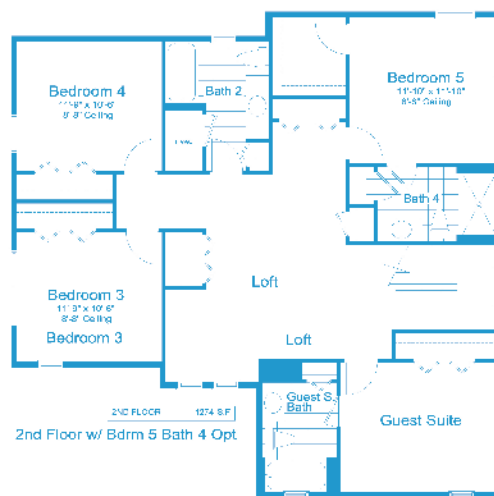
CIELO



ELEVATION NI-1

1st Floor 1660 SF
2nd Floor 917 SF

Living	2577 SF
Garage	455 SF
Lanai	205 SF
Entry	132 SF
TOTAL	3369 SF



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LAUREL 2

CIELO



NI-1



NI-1 EXTENDED BONUS



NI-2



NI-2 EXTENDED BONUS



T1



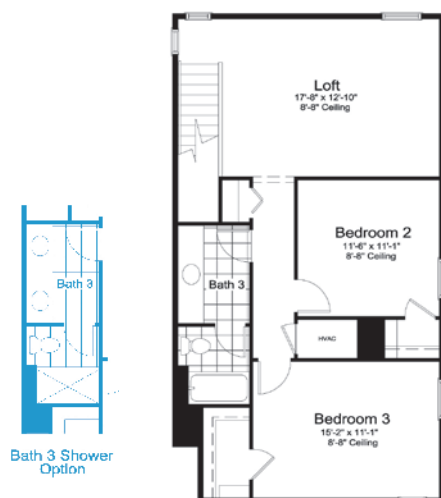
T1 EXTENDED BONUS



T2



T2 EXTENDED BONUS



ELEVATION NI-1

1st Floor 1889 SF
2nd Floor 842 SF

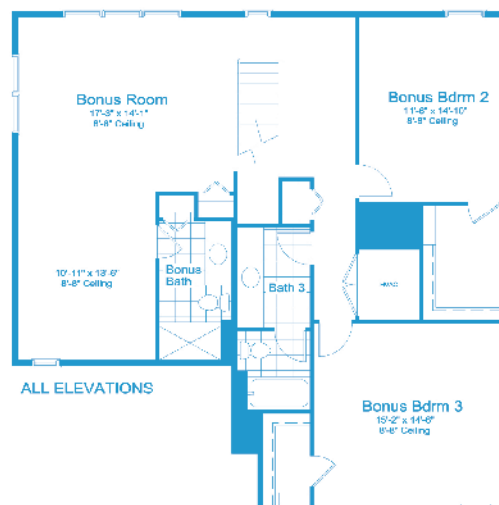
Living 2731 SF
Garage 450 SF
Lanai 192 SF
Entry 57 SF

TOTAL 3430 SF

WITH EXTENDED BONUS ROOM

2nd Floor 1354 SF

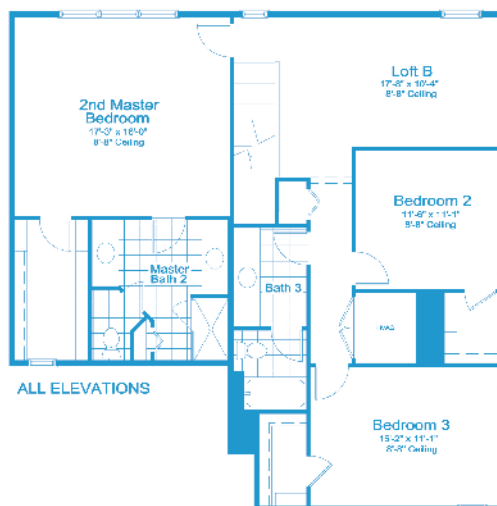
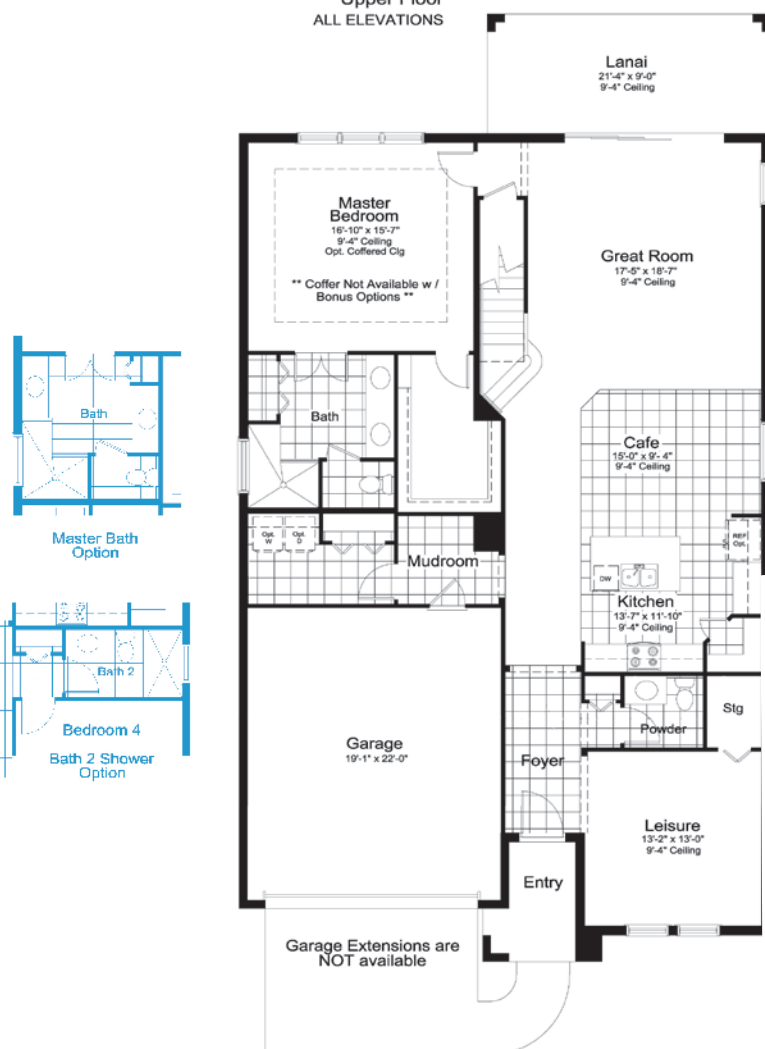
TOTAL 3942 SF



ALL ELEVATIONS

Extended Bonus with Full Bath Opt

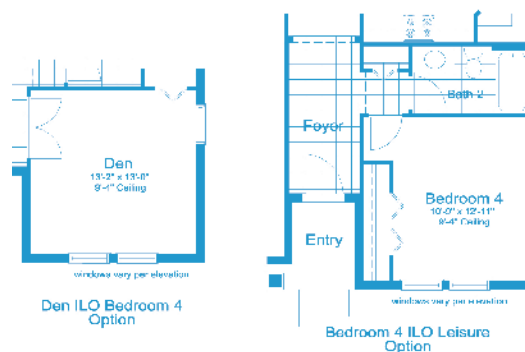
2ND FLOOR 1354 S.F.



ALL ELEVATIONS

Extended Bonus with 2nd Master Suite Opt

2ND FLOOR 1354 S.F.



windows vary per elevation

windows vary per elevation

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LEGACY

CIELO



NI-1



NI-2



T1

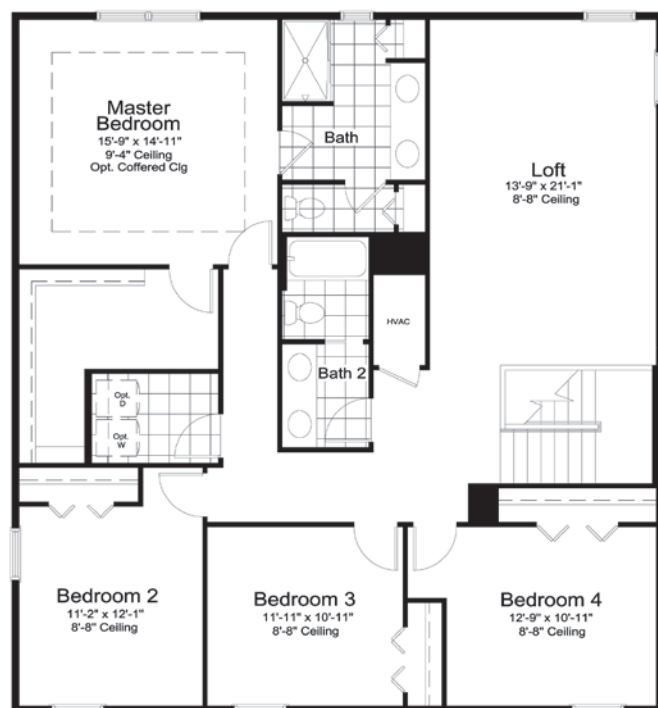


T2

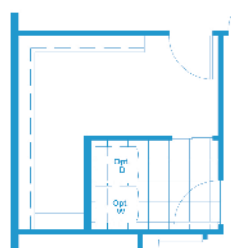


LEGACY

CIELO



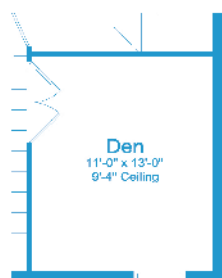
Upper Floor
ALL ELEVATIONS



Master WIC Pkt
Door Option



Mudroom Closet
Option



windows vary per elevation
Den ILO Leisure
Option

ELEVATION NI-1

1st Floor 1285 SF
2nd Floor 1651 SF

Living 2936 SF
Garage 435 SF
Lanai 175 SF
Entry 48 SF

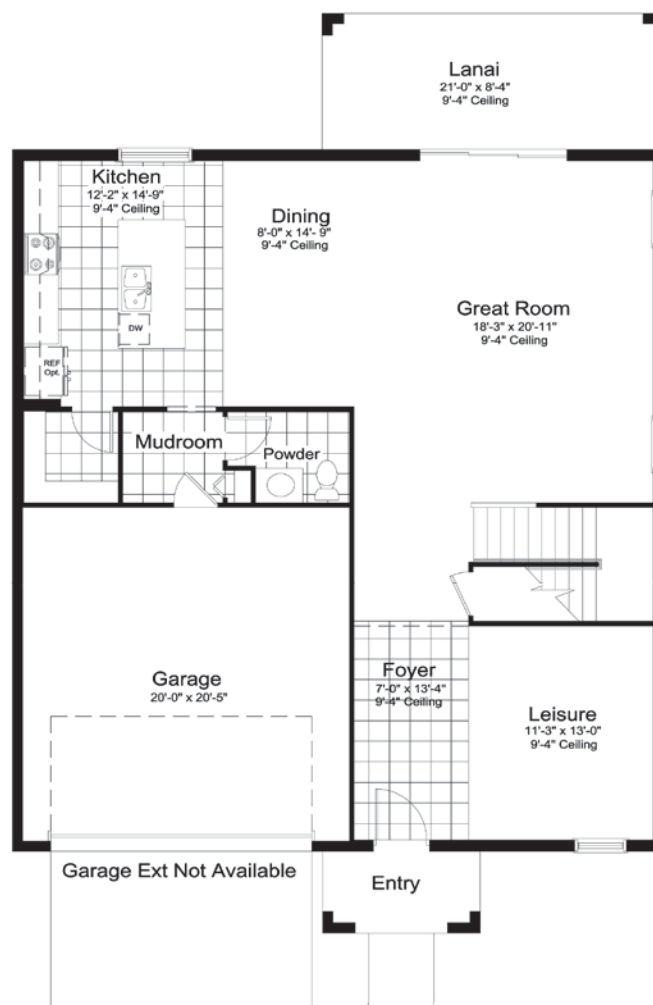
TOTAL 3594 SF



Guest Suite ILO
Loft Option



Bath 2 Shower
Option



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INCLUDED FEATURES*

WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- Over 90 successful communities and over 18,000 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

- Located just 2 miles from I-75 in North Venice
- Easy access to the area's best beaches, local schools, shopping and restaurants
- Home sites with lake and preserve views
- Dog park, playground, picnic areas, bike racks and more

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Northern Italian, Mediterranean & Tuscan 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
- 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
- Spraycrete top-coat finish at entry and lanai

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 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

- 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 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 5 locations)
- One wireless access point prewire

ENERGY SAVING FEATURES

- Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- 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
- High-efficiency 16-SEER air conditioning system with variable speed air handler
- 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 or electric water heater and electric heat pump per plan (The Meadow Brook, Triumph & Laurel 2 are gas, the Encore, Ovation & Legacy are electric)
- 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

*Fire Suppression Systems shown in model(s) are not included nor available as an option.



HOME SITES

CIELO



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.