





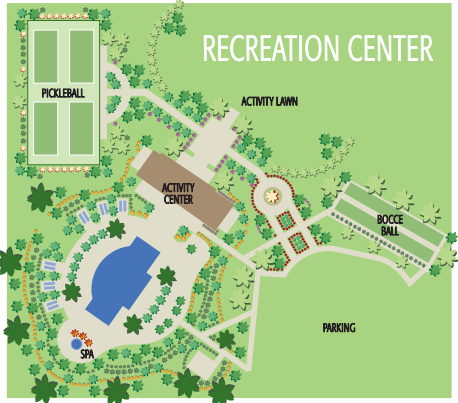
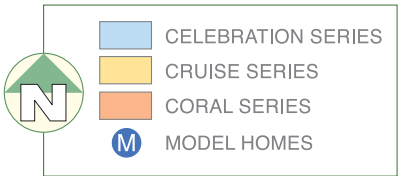


# SITE PLAN

FPL



FUTURE RESIDENTIAL



## VICENZA AMENITIES

- Social Clubhouse with Kitchen and Office
- Resort-Style Pool and Hot Tub
- Event Lawn
- Bocce Ball Courts
- Pickleball Courts
- Dog Park
- Part-Time Lifestyle Director



EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

BORDER ROAD

# INCLUDED FEATURES\*

## CELEBRATION SERIES

### "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

### AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Northern Italian and Tuscan 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)
- Corian® windowsills (per plan)
- Stylish lever door hardware
- Classic archtop, 2-panel interior doors
- Professionally landscaped homesite, 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

- GE® stainless steel appliance package:
  - 5-year GE 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)



#### 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



### 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 pre-wire

### 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
- 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)
- GFI safety outlets in all wet areas
- GFI exterior outlets (per plan)

**NEAL COMMUNITIES**

Where You Live Matters

**VICENZA**

217 Ortelle Terrace, Venice, FL 34275 | 941.216.1855 | NealCommunities.com

\*Fire Suppression Systems shown in model(s) are not included nor available as an option. Neal Communities reserves the right to make changes to this information at any time without notice. This document supersedes previously published Included Features. See Sales Representative for complete details on Included Features. ©2024 Neal Communities. CBC 1256375. (01.17.24)







## FRESH SPRING



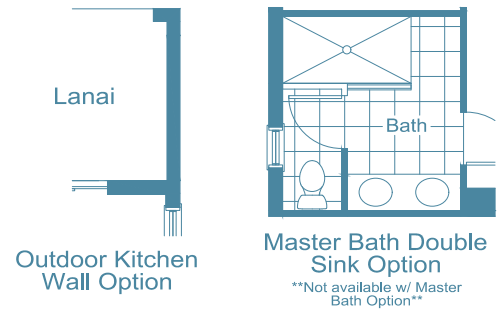
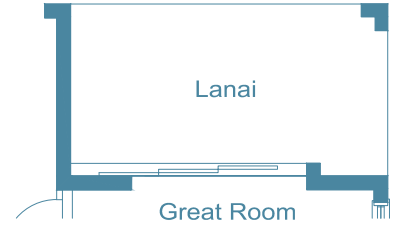
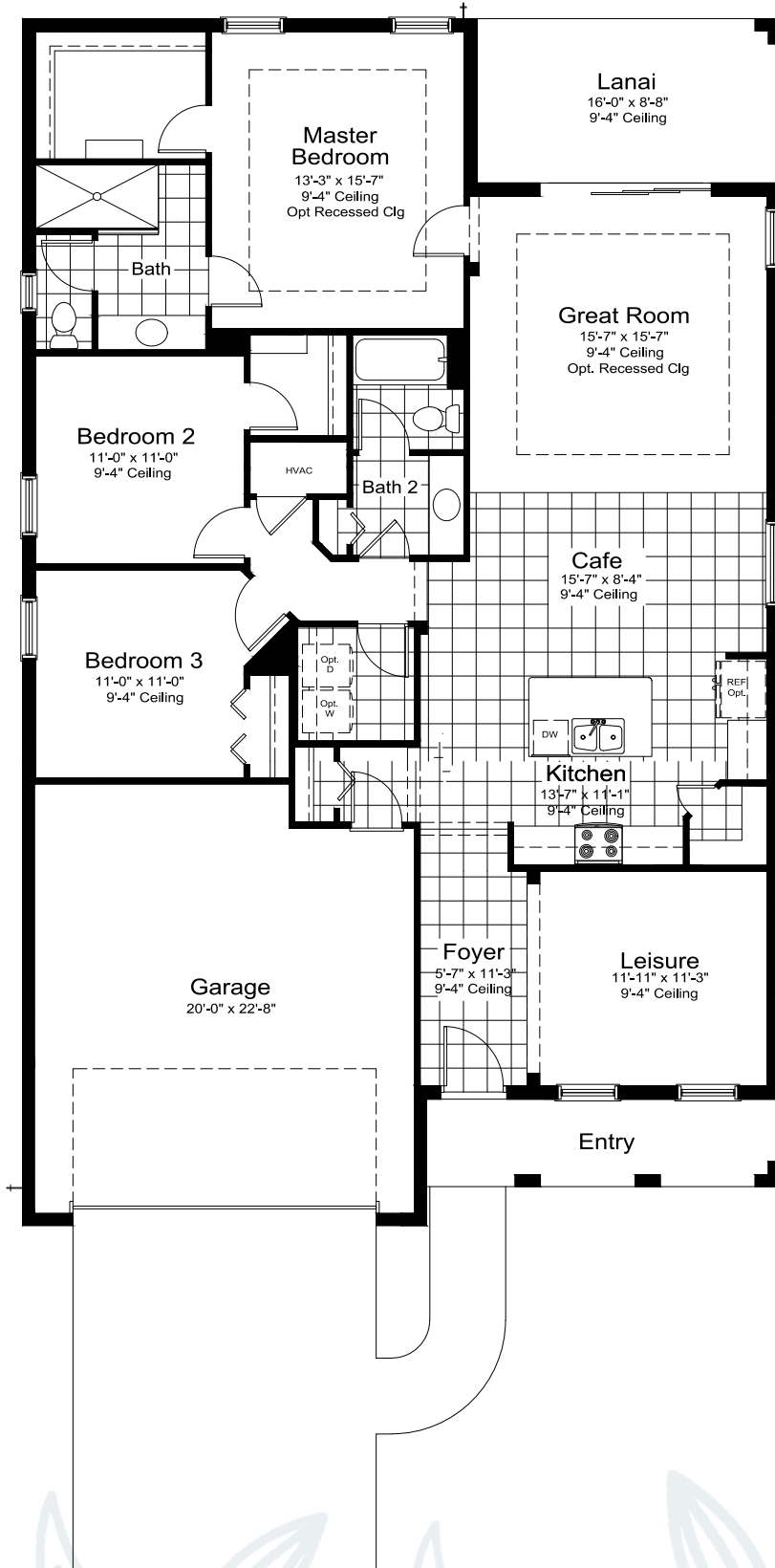
**NEAL**COMMUNITIES.COM

Where You Live Matters

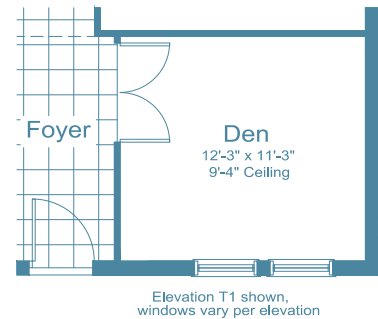
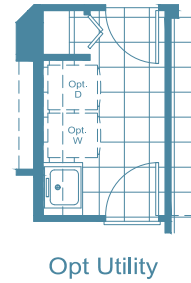
217 Ortelte Terrace, Venice, FL 34275 | 941.216.1855 | [NealCommunities.com](http://NealCommunities.com)

# FRESH SPRING

3 Bedrooms, 2 Baths, 2-Car Garage | Total Area 2,458 Sq. Ft.  
 Living Area 1,812 Sq. Ft. | Garage 471 Sq. Ft. | Lanai 139 Sq. Ft. | Entry 36 Sq. Ft.  
 Elevation NI-2



Outdoor Kitchen Wall Option



Den ILO Lesuire Option

# VICENZA

## WHITE STAR



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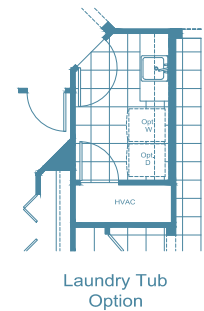
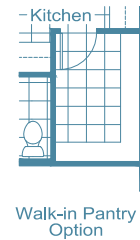
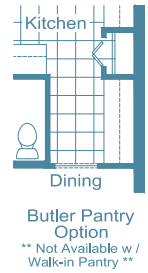
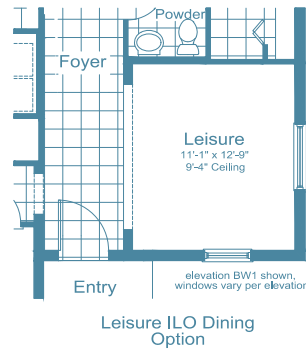
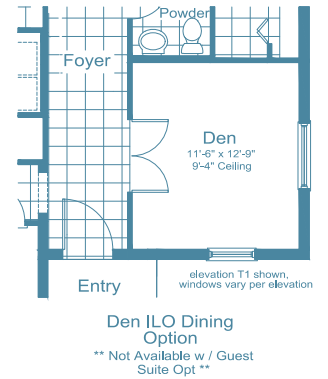
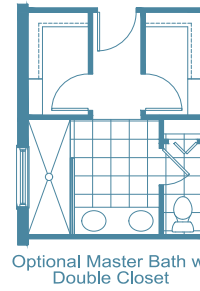
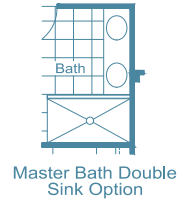
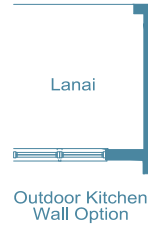
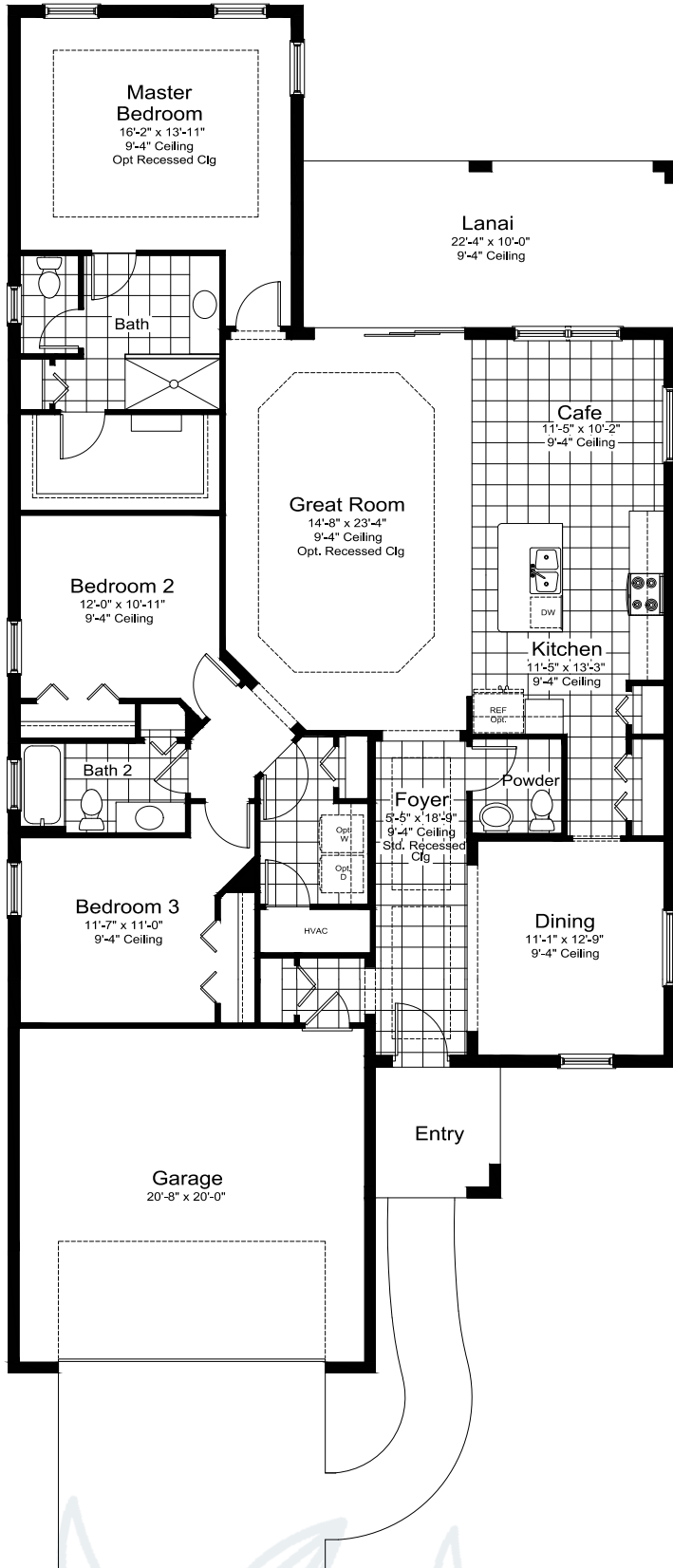


# WHITE STAR

3 Bedrooms, 2.5 Baths, 2-Car Garage | Total Area 2,838 Sq. Ft.

Living Area 2,064 Sq. Ft. | Garage 453 Sq. Ft. | Lanai 223 Sq. Ft. | Entry 98 Sq. Ft.

Elevation T-5



# VICENZA

## APPLAUSE



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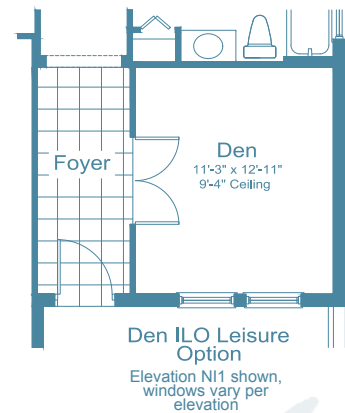
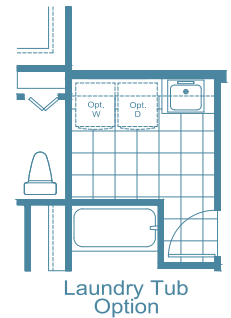
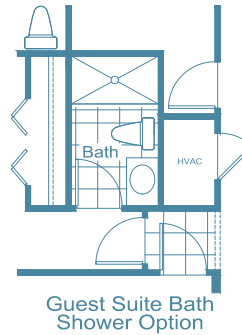
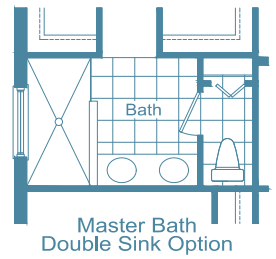
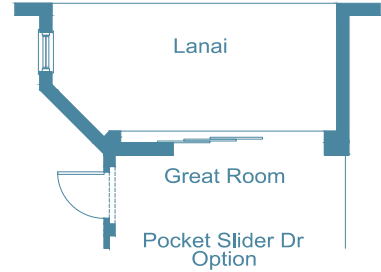
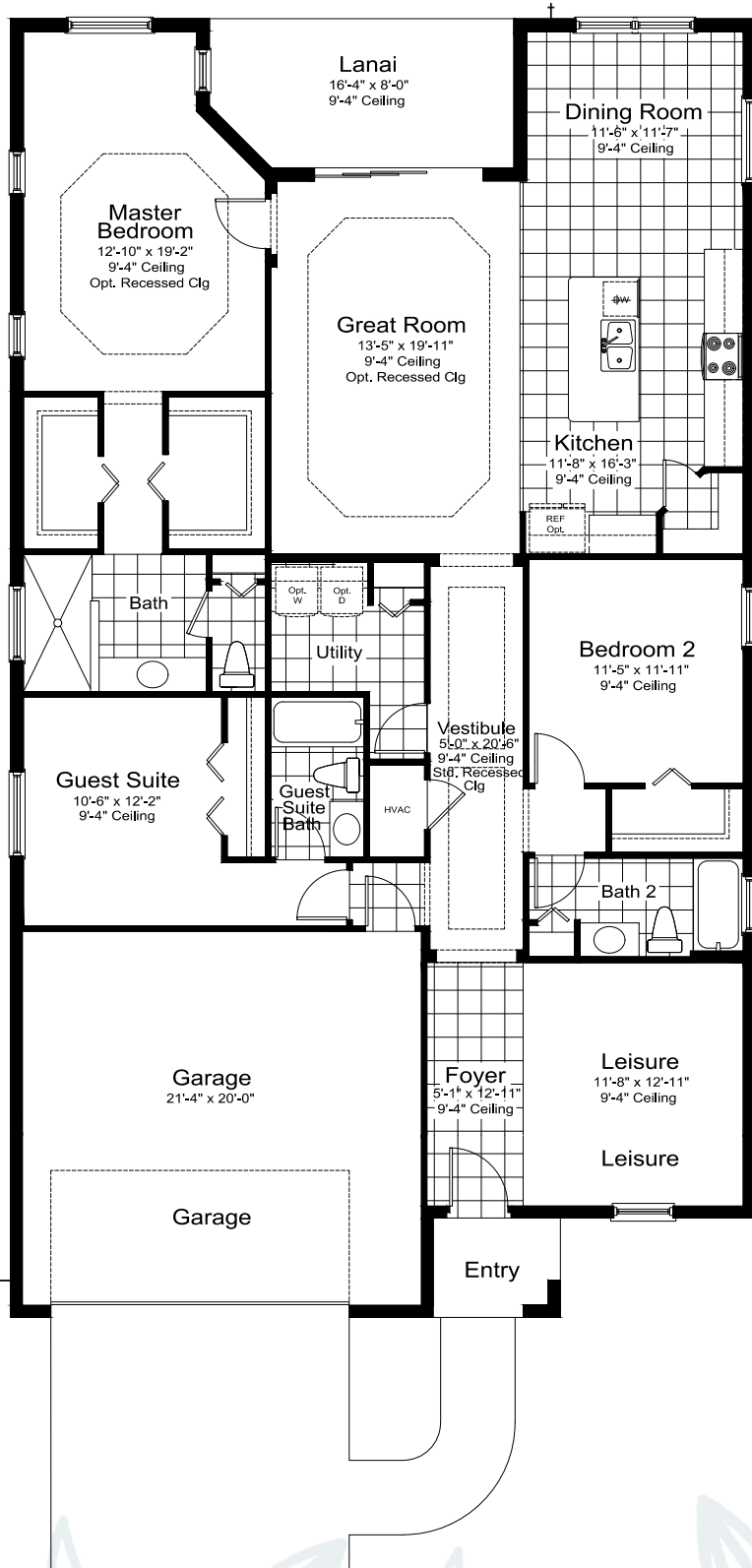
Where You Live Matters

217 Ortelte Terrace, Venice, FL 34275 | 941.216.1855 | [NealCommunities.com](https://nealcommunities.com)



# APPLAUSE

3 Bedrooms, 3 Baths, 2-Car Garage | Total Area 2,805 Sq. Ft.  
 Living Area 2,110 Sq. Ft. | Garage 460 Sq. Ft. | Lanai 125 Sq. Ft. | Entry 110 Sq. Ft.  
 Elevation T-2



# VICENZA

## STARLIGHT 2



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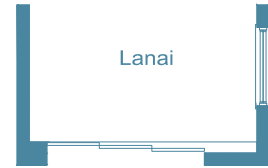
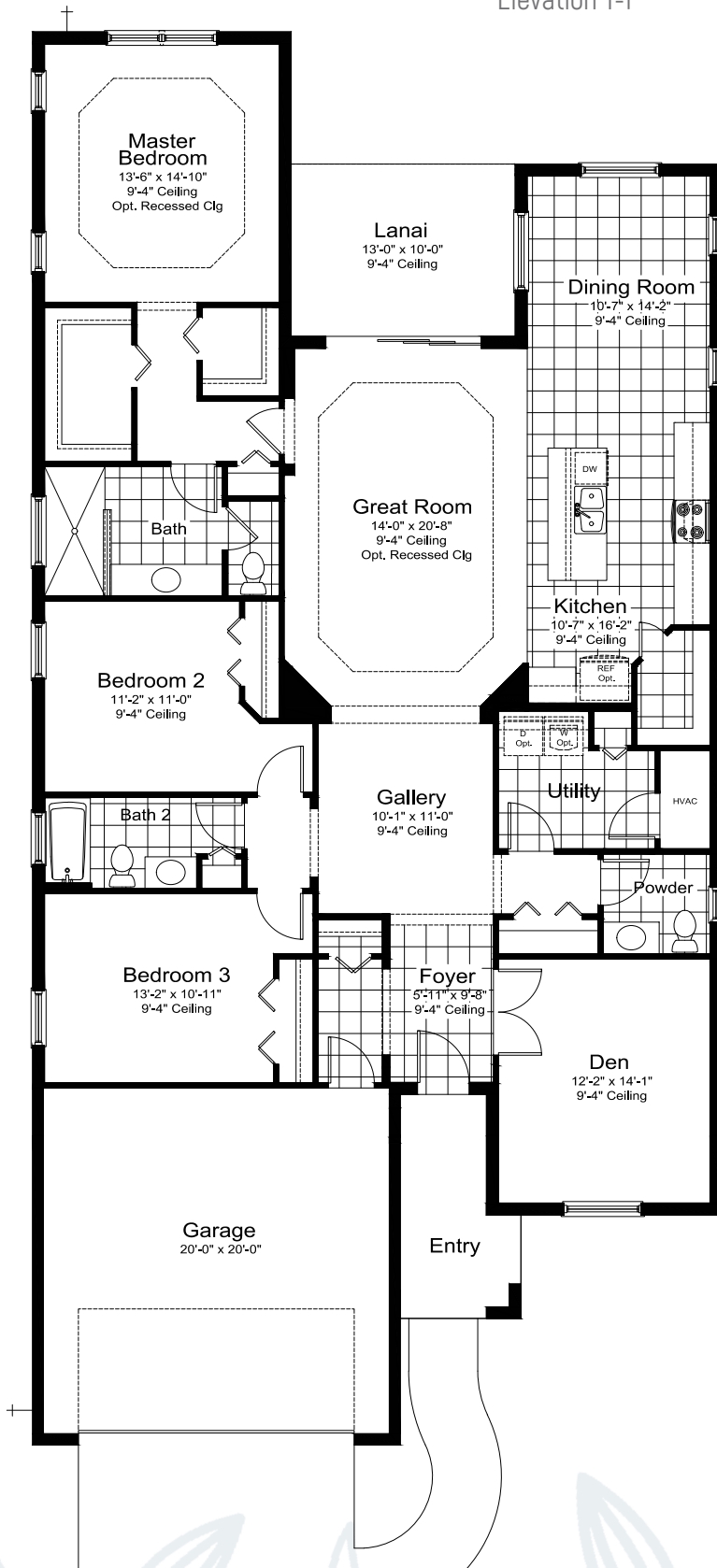


# STARLIGHT 2

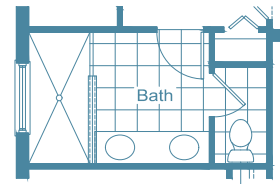
3 Bedrooms, 2.5 Baths, 2-Car Garage | Total Area 2,881 Sq. Ft.

Living Area 2,235 Sq. Ft. | Garage 440 Sq. Ft. | Lanai 130 Sq. Ft. | Entry 76 Sq. Ft.

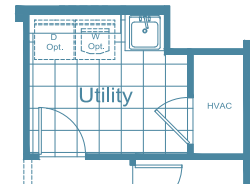
Elevation T-1



Lanai  
Pocket Sliding Glass Door Option



Master Bath  
Double Sink Option



Utility  
Laundry Tub Option

# VICENZA

## MEADOWBROOK



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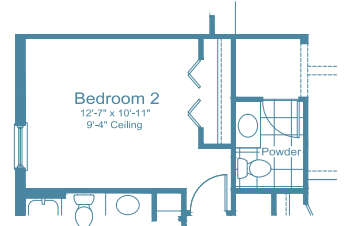
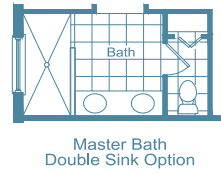
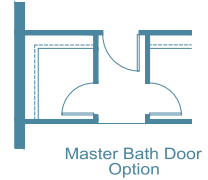
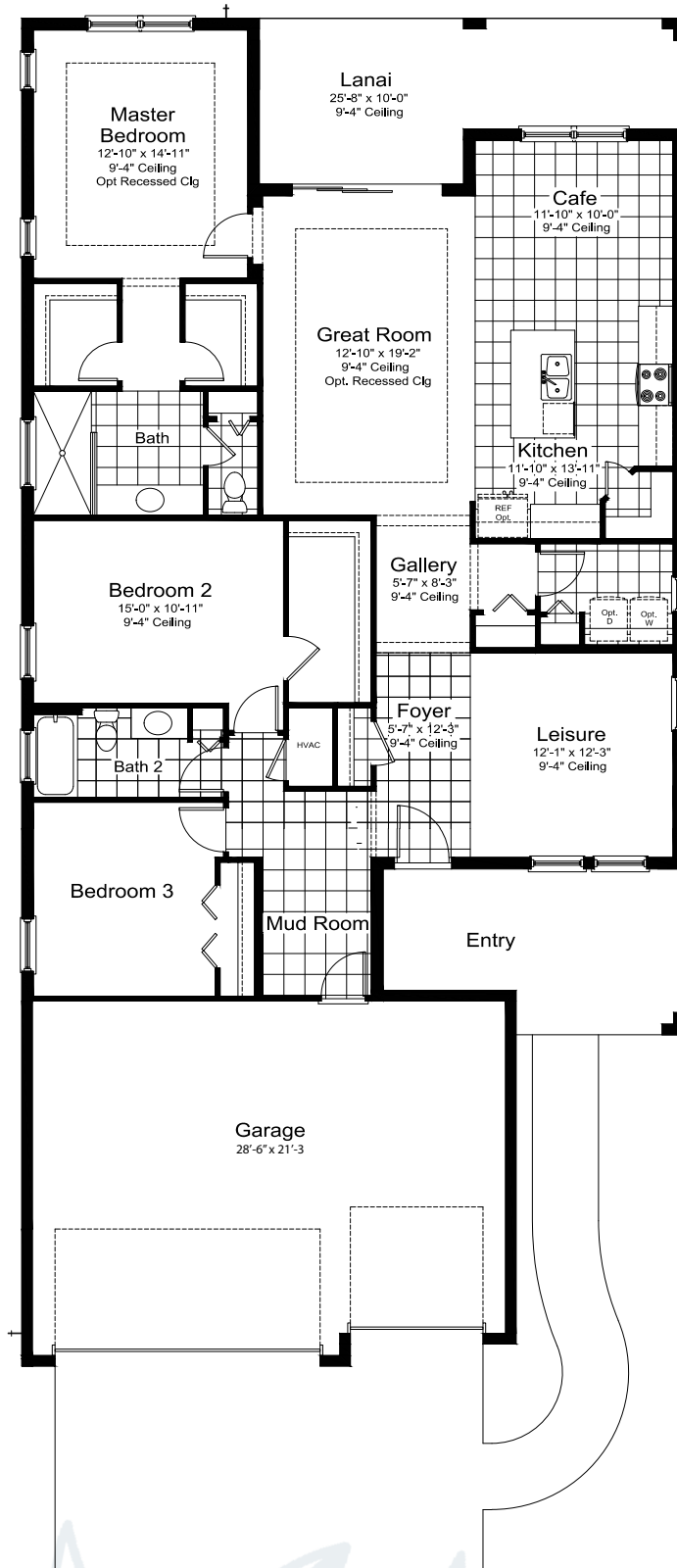


# MEADOWBROOK

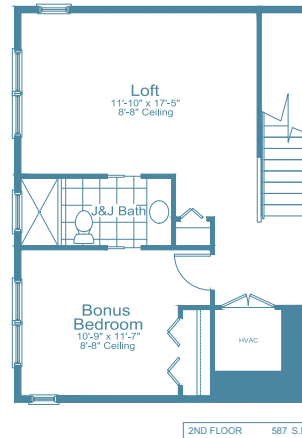
3-4 Bedrooms, 2-3 Baths, 3-Car Garage | Total Area 3,036 Sq. Ft.

Living Area 2,014 Sq. Ft. | Garage 649 Sq. Ft. | Lanai 212 Sq. Ft. | Entry 161 Sq. Ft.

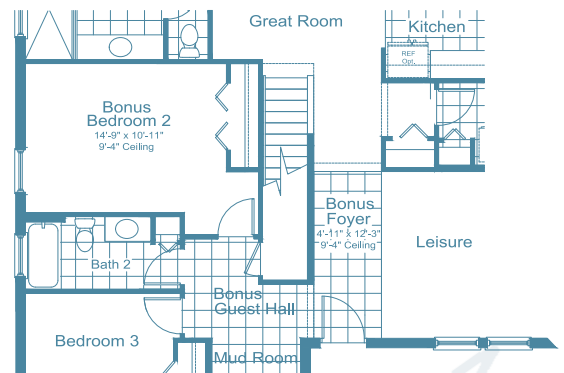
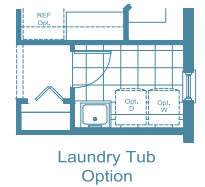
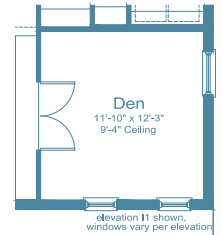
Elevation NI-2



**Powder Bath ILO WIC In Bedroom 2 Option**  
\*\* Not Available w / Guest Suite Option, or any Bonus Room Options \*\*



Opt Bonus w/ Bonus Bed and J&J Bath



Partial First Floor Stair w/ Opt Bonus Room

# VICENZA

## BRILLIANCE



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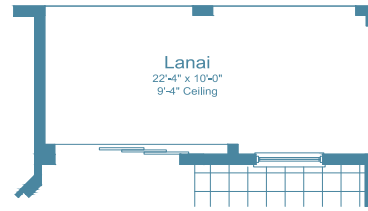
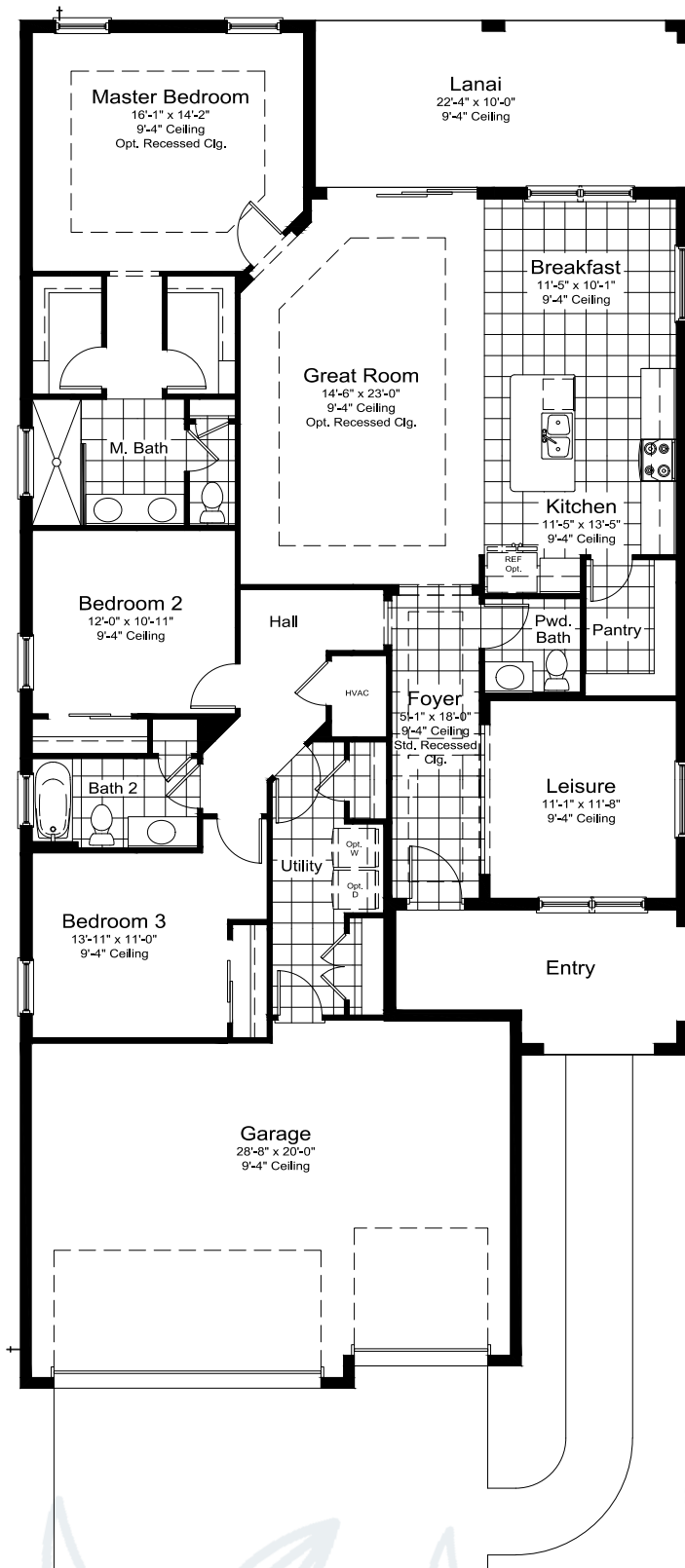
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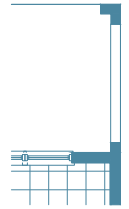


# BRILLIANCE

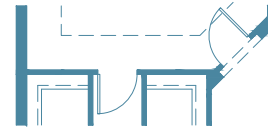
3 Bedrooms, 2.5 Baths, 3-Car Garage | Total Area 3,067 Sq. Ft.  
 Living Area 2,079 Sq. Ft. | Garage 633 Sq. Ft. | Lanai 223 Sq. Ft. | Entry 132 Sq. Ft.  
 Elevation NI-1



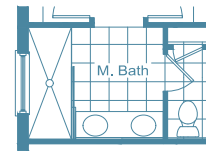
Opt Pocket Sliding Glass Door in Great Room w/ Single Window in Breakfast



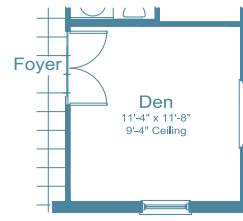
Opt Outdoor Kitchen Wall



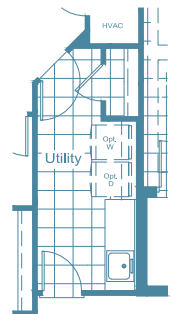
Opt Master Bath Door



Master Bath Full Glass Shwr Encl Option



Opt Den ilo Leisure



Laundry Tub Option