



AVELINA

WELLEN PARK



A funloving community focused on living well at every stage of life



NEALCOMMUNITIES
Where You Live Matters



SEA ISLE



C-1



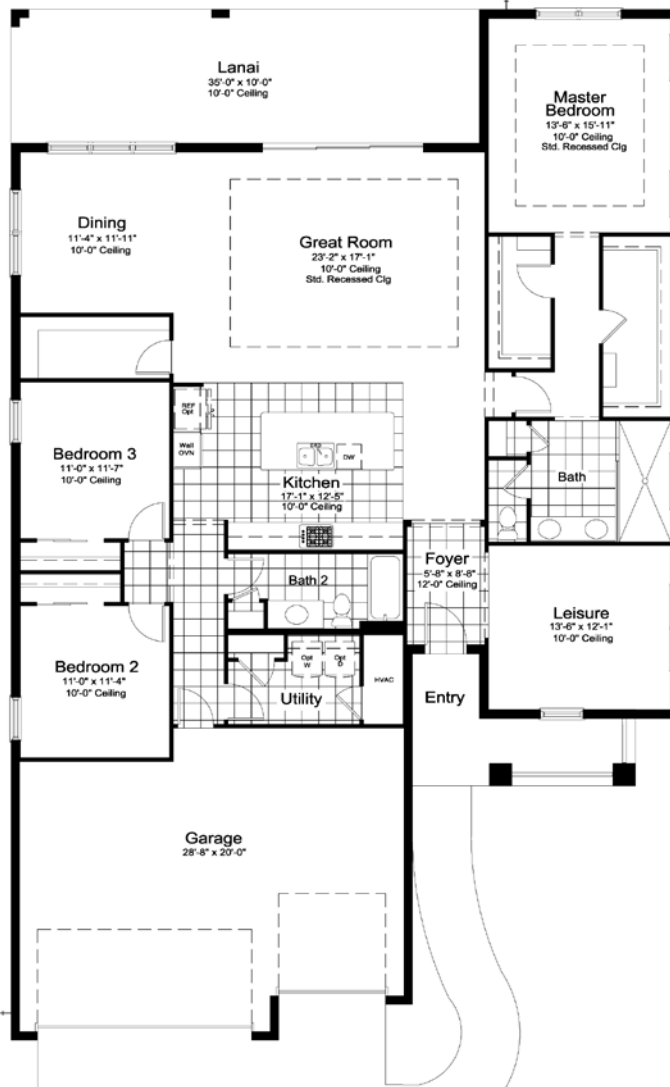
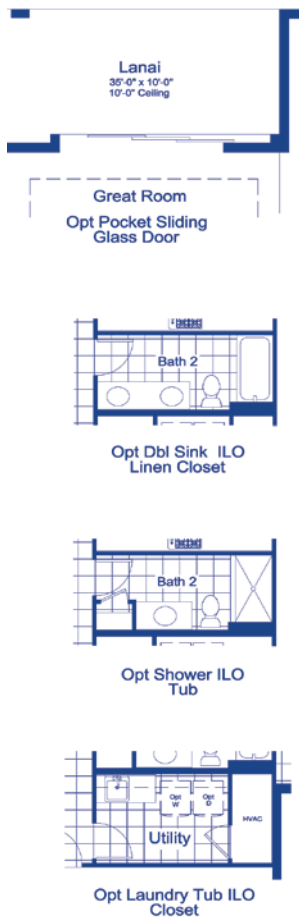
C-2



BW-1



BW-2



ELEVATION C-1

Living	2327 SF
Garage	642 SF
Lanai	350 SF
Entry	108 SF
TOTAL	3427 SF

©2021 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

Product selections can change at any time due to availability in the current marketplace.



BAY BREEZE



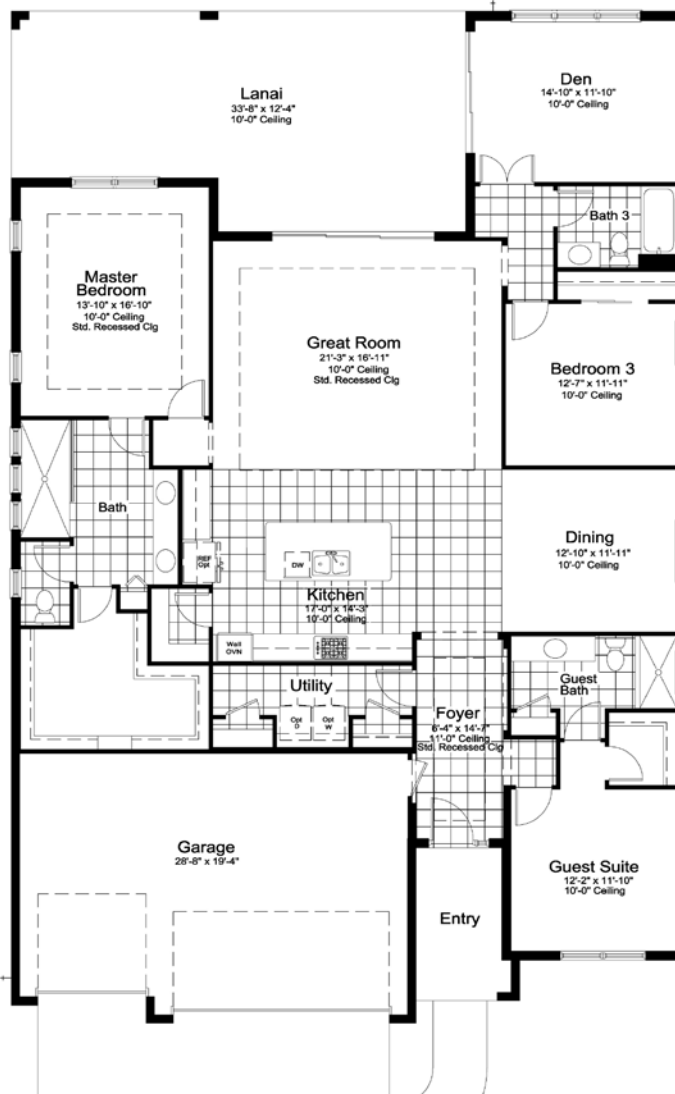
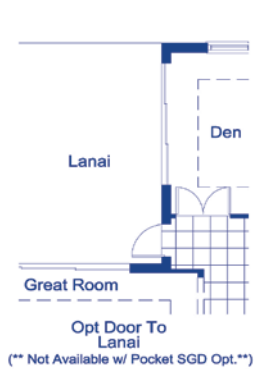
C-2



BW-1



BW-2



ELEVATION C-1

Living	2520 SF
Garage	582 SF
Lanai	489 SF
Entry	126 SF
TOTAL	3717 SF

©2021 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

Product selections can change at any time due to availability in the current marketplace.



Living	2610	SF
Garage	624	SF
Lanai	416	SF
Entry	42	SF
<hr/>		
TOTAL	3692	SF

©2021 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

Product selections can change at any time due to availability in the current marketplace.



SILVER SKY 2



C-1



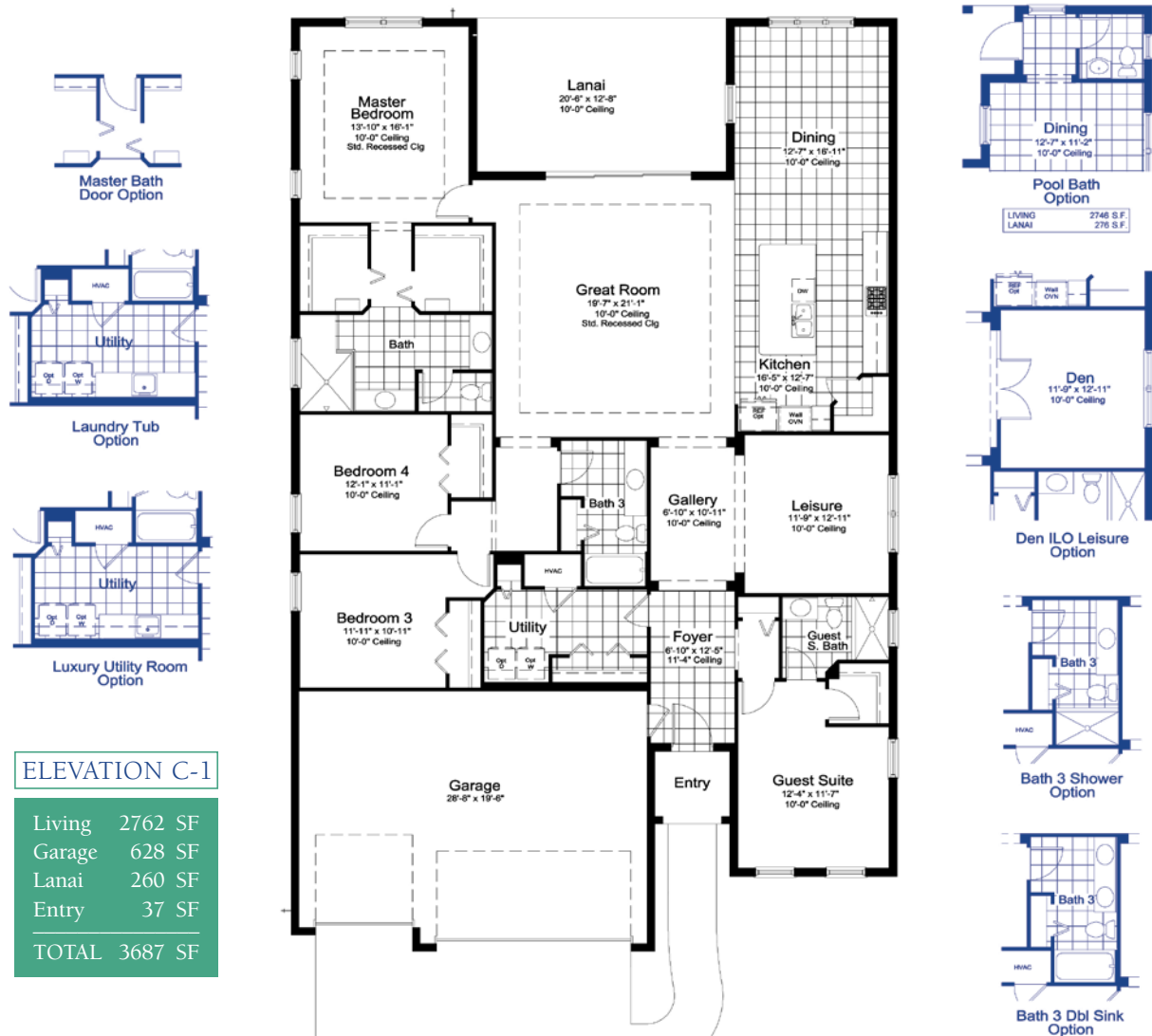
C-2



BW-1



BW-2



©2021 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

Product selections can change at any time due to availability in the current marketplace.



SHORELINE



C-1



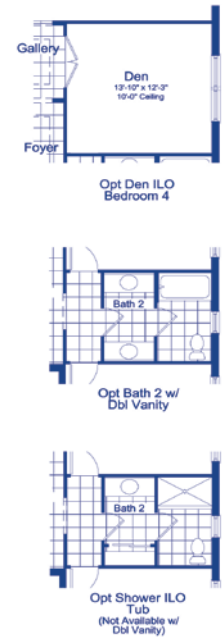
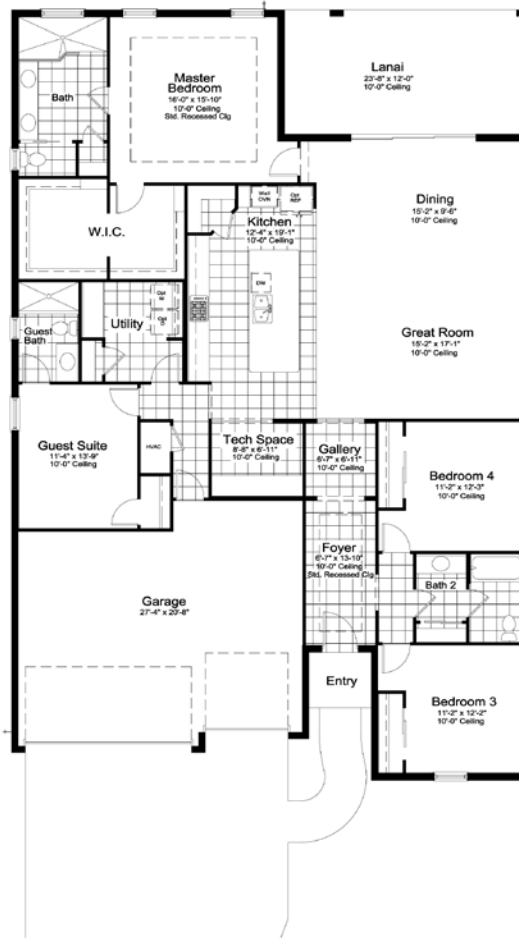
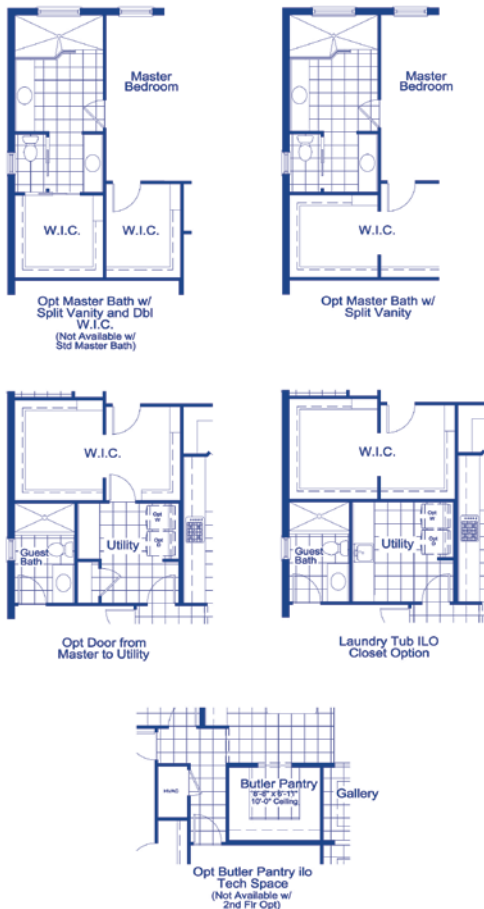
C-2



BW-1



BW-2



ELEVATION C-1

Living	2641 SF
Garage	628 SF
Lanai	284 SF
Entry	32 SF
TOTAL	3585 SF

©2021 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

Product selections can change at any time due to availability in the current marketplace.

Quality 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

- Intimate gated community just south of Wellen Park within West Villages
- A fun-loving experience focused on living well at every stage of life
- Located less than .5 miles from Cool Today Park, the new Atlanta Braves Stadium
- Just a short walk to Downtown Wellen's 175 lakefront acres, featuring waterfront dining, a town hall, children's playground and splash pad, food truck kiosk area and an outfitter who will rent e-bikes, paddle boards and kayaks

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed British West Indies and Coastal 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 window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Gutters included at front entry and sides per plan
- 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 - 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

CONTINUED

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

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty (does not include disposal)
 - Built-in wall oven/microwave combo
 - Gas cooktop with hood
 - Dishwasher
 - 1/2 HP disposal
- 36" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at hood
- 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 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

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 plus lanai
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan



NEAL GREEN HOME FEATURES

NGBS Green Certification at the Silver level in compliance with National Green Building Standard ICC-700*

*Applies to homes permitted after March 1, 2022

©2022 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to make changes to this information at anytime without notice. This document supercedes previously published Included Features. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

Product selections can change at any time due to availability in the current marketplace.

Homesites in the Heart of Wellen Park





WELLEN PARK

Master Plan



LEGEND

ACTIVELY SELLING

FUTURE

COMMERCIAL

SOLD OUT

AMENITIES KEY

WELCOME CENTER

RENTAL PROPERTIES

SENIOR LIVING

SHOPPING

GOLF COURSE

PARKS

SENATOR BOB JOHNSON'S LANDING (KAYAK LAUNCH)

ATLANTA BRAVES SPRING TRAINING STADIUM

STATE COLLEGE OF FLORIDA

TAYLOR RANCH ELEMENTARY SCHOOL

FUTURE K-12 SCHOOL

PUBLIC SAFETY BUILDING

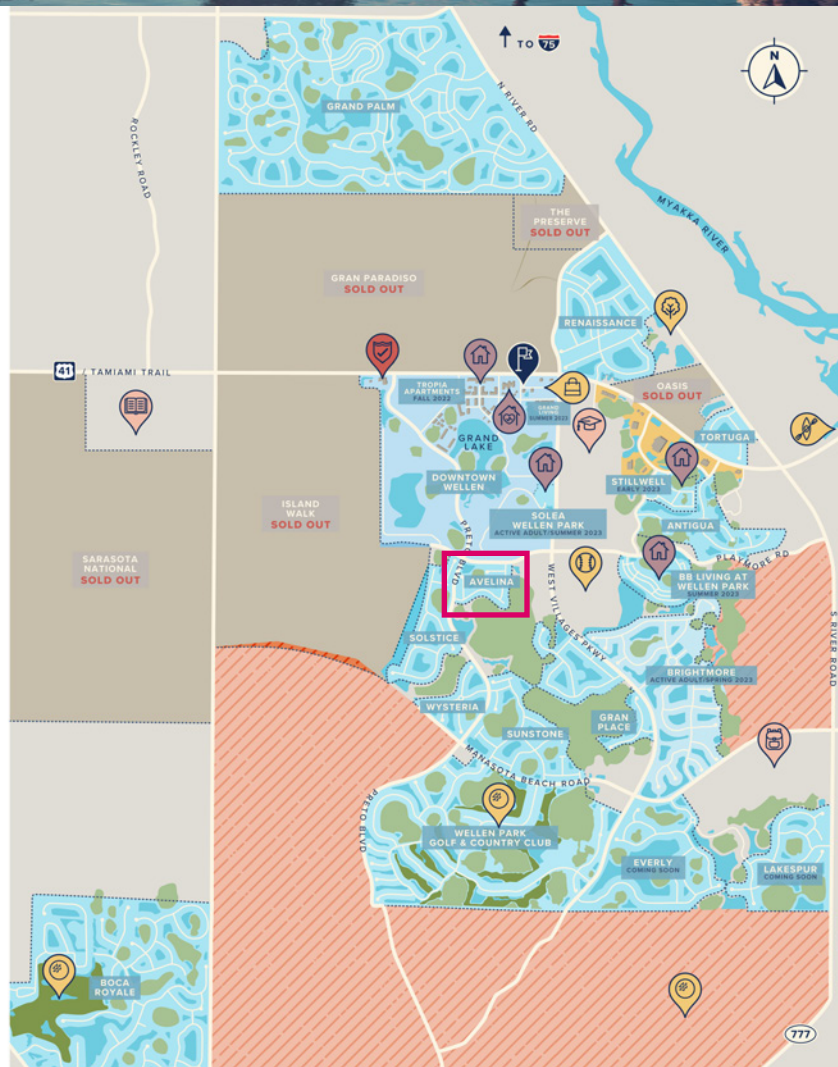
Copyright © 2022 Wellen Park, LLP. Maps are not to scale and are for website location purposes only. This map is solely for illustrative purposes and should never be relied upon. The past, present, future of proposed roads, easements, land uses, conditions, and maps, lot sizes, layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, or whether outside the boundaries of the site plan or map, may not be shown or may be incomplete or inaccurate or may or may not change in the future.

It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property.

Wellen Park, LLP reserves the right to make changes at any time without notice.

KEY MAP

8 MILES TO LOCAL BEACHES FROM DOWNTOWN WELLEN



AVELINA
WELLEN PARK

12581 Meribel Street / Venice, Florida 34293 / 941-203-1478