



AVELINA

WELLEN PARK



A fun-loving community focused on living well at every stage of life



NEALCOMMUNITIES
Where You Live Matters



SEA ISLE



C-1



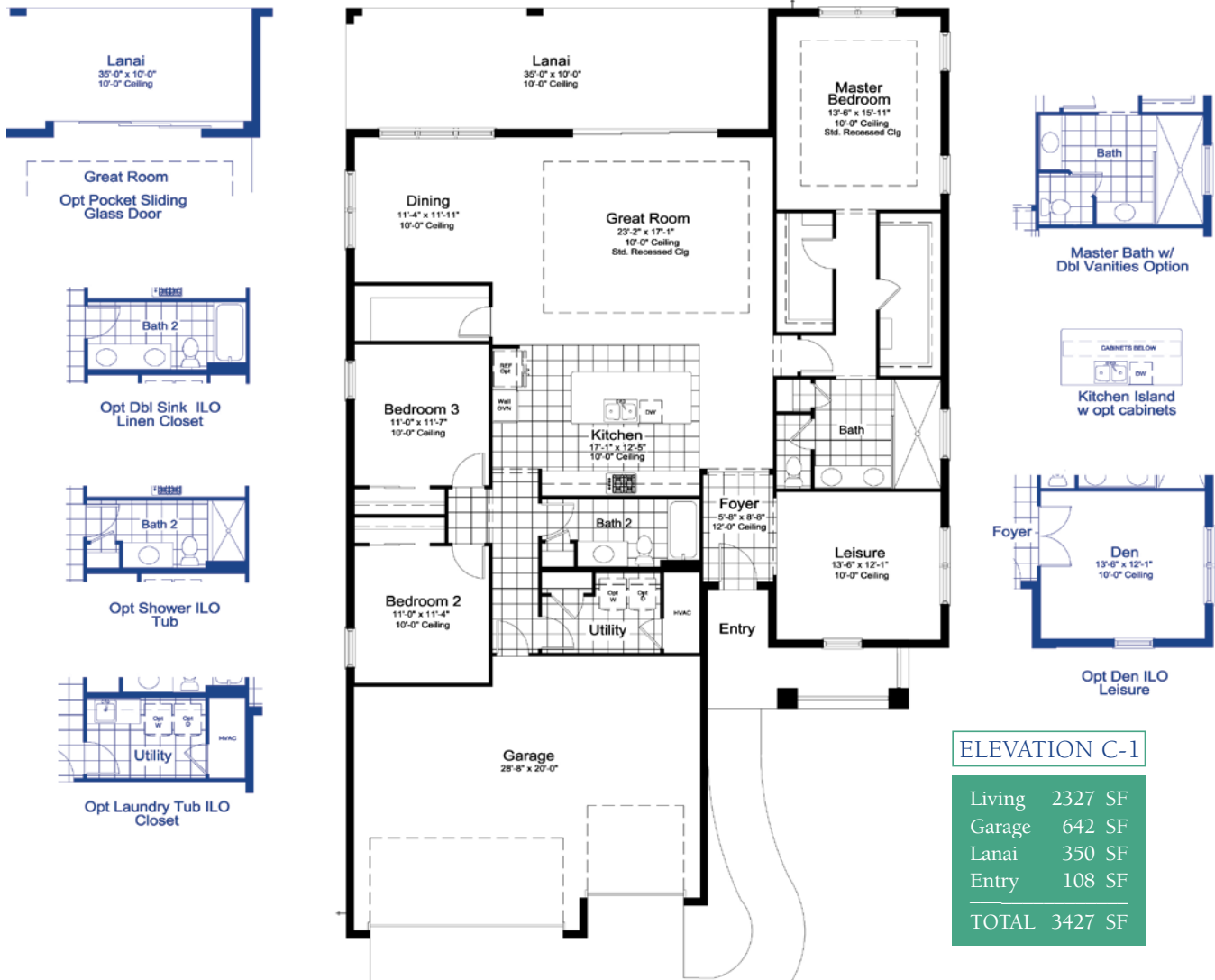
C-2



BW-1



BW-2



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



BAY BREEZE



C-2



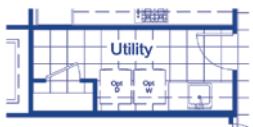
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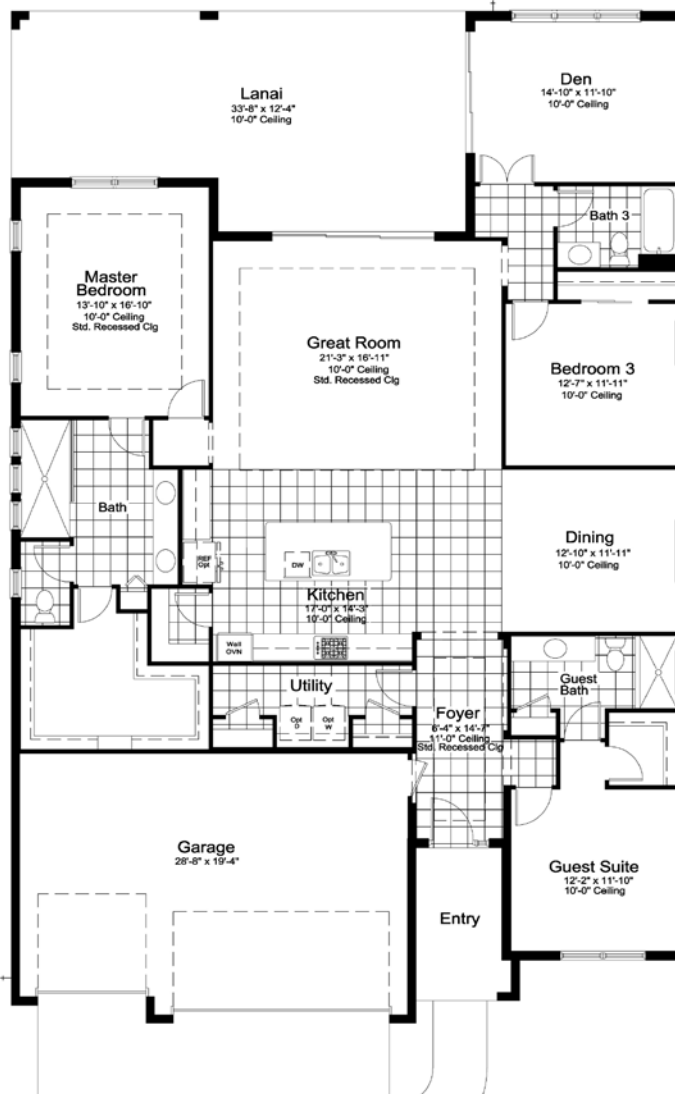
Opt Door To Lanai
(** Not Available w/ Pocket SGD Opt.**)



Opt Laundry Tub I/O Closet



Opt Door From Master to Utility



Opt Bedroom 4 I/O Den



Opt Shower I/O Tub

ELEVATION C-1

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

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SEA SPRAY 2



C-1



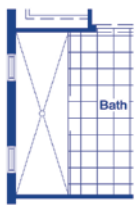
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BW-1



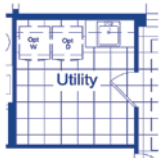
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Master Bath Shower Option



Master Bath Full Glass Shower Enclosure Option



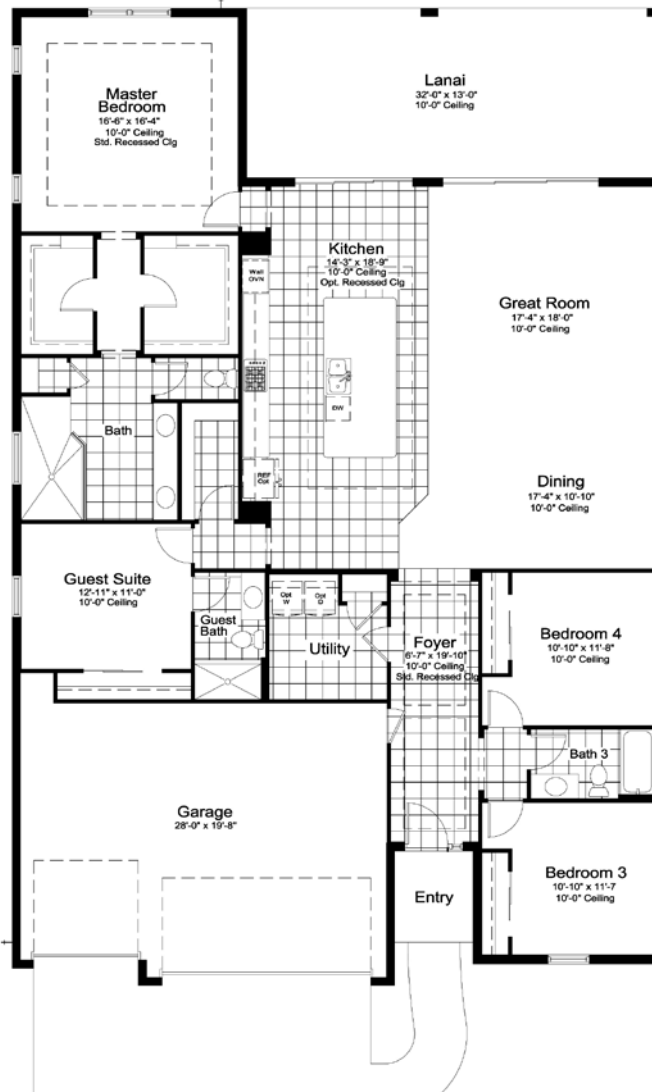
Laundry Tub ILO Closet Option



Utility w/ LT/ Counter/Pantry Option

ELEVATION C-1

Living	2610 SF
Garage	624 SF
Lanai	416 SF
Entry	42 SF
TOTAL	3692 SF



Opt Pool Bath

LIVING	2688 S.F.
LANAI	338 S.F.



Opt Den ILO Bedroom 4



Opt Shower ILO Tub

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SILVER SKY 2



C-1



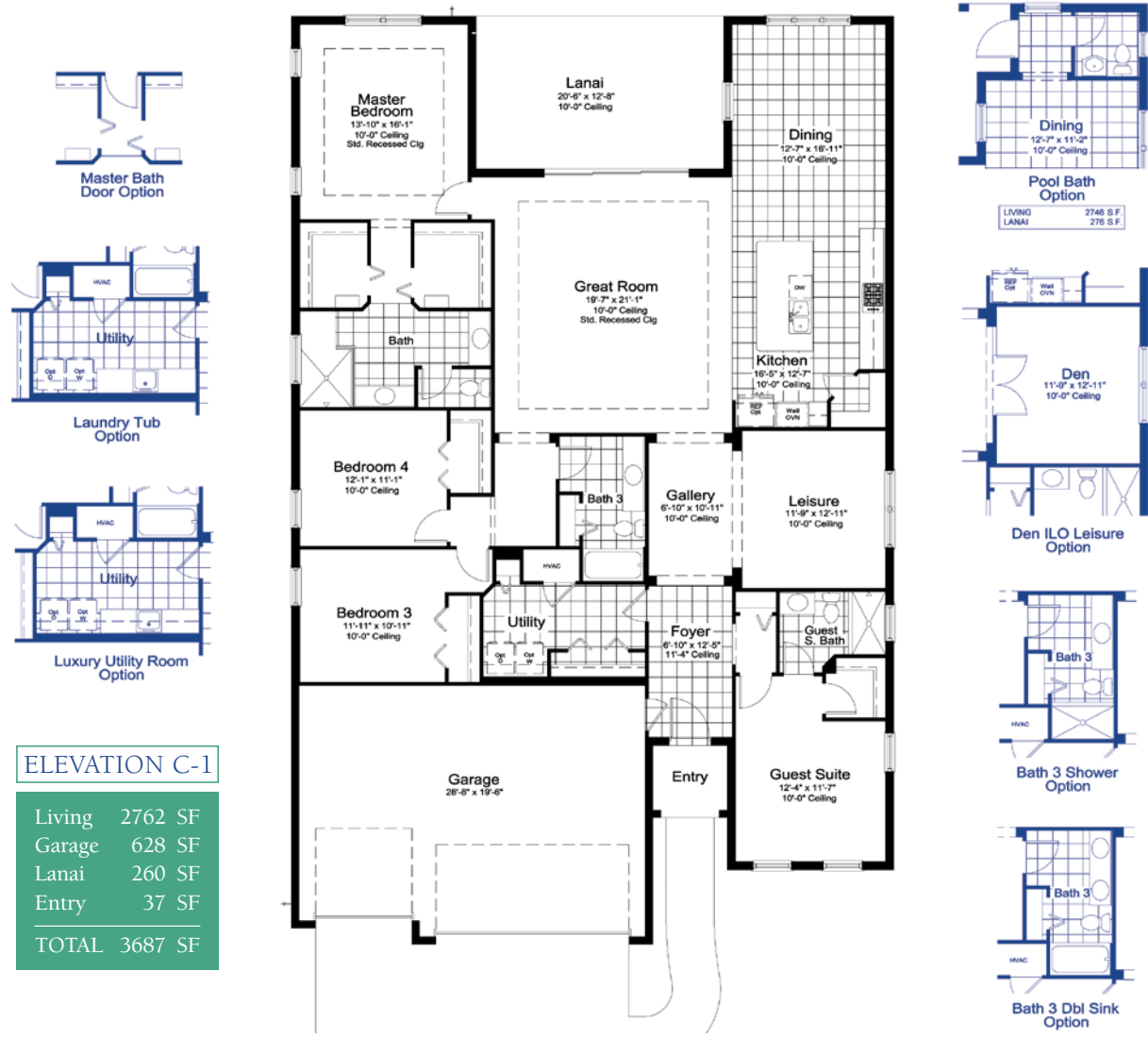
C-2



BW-1



BW-2



ELEVATION C-1

Living	2762 SF
Garage	628 SF
Lanai	260 SF
Entry	37 SF
TOTAL	3687 SF

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SHORELINE



C-1



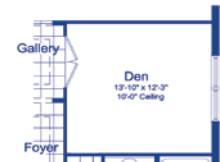
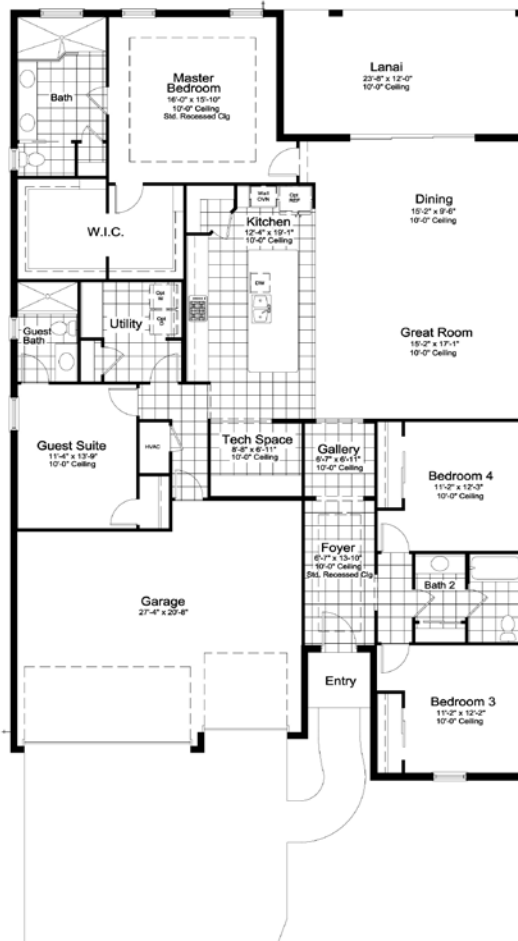
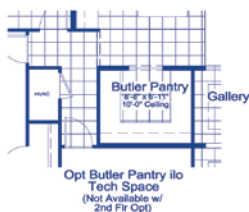
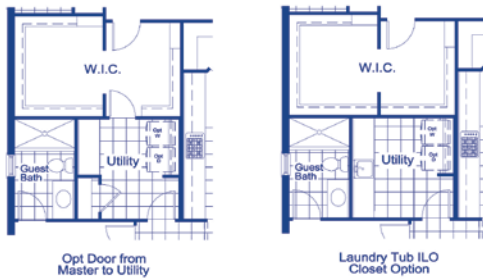
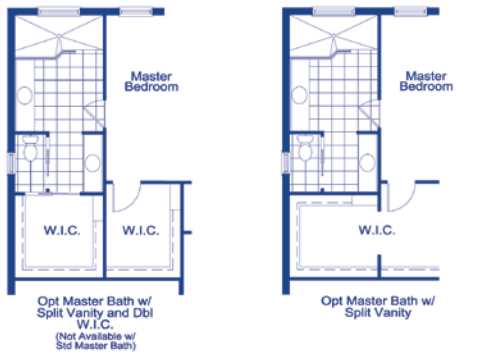
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BW-1



BW-2



ELEVATION C-1

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

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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

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Homesites in the Heart of Wellen Park

- Wellen Park Welcome Center
- Downtown Wellen • Grand Lake
- Senior Living • Future Fire Station
- Neighborhood Retail/Shopping
- West Villages District Neighborhood

- Cool Today Park, Spring Training Complex for the Atlanta Braves
- State College of Florida
- Future Sarasota Memorial Healthcare System



IMAGINE MORE FRIENDLY NEIGHBORS

At Avelina, friends are like family and family is never far. Each day, residents embrace exciting opportunities to get together and embark on new adventures.



- Golf Courses
- Future Fire Station
- Future School (K-12)
- Future Manasota Beach Road



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

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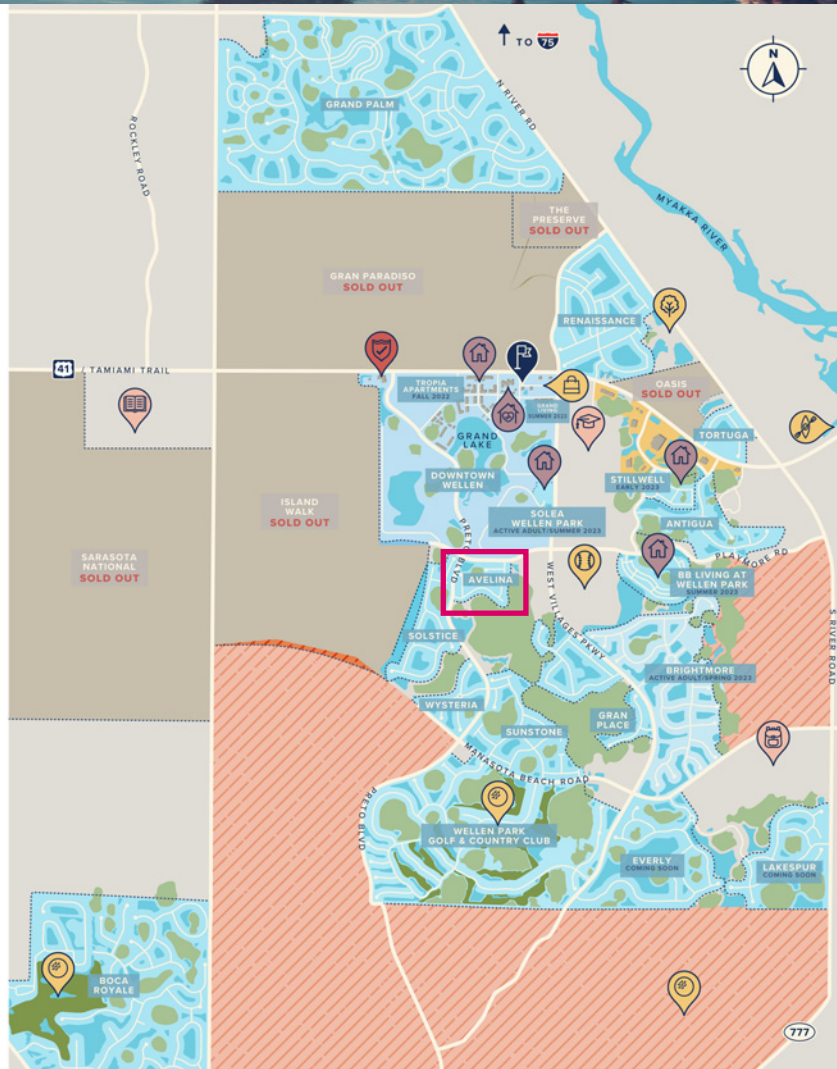
It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property.

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