



CRUISE SERIES



THE LIFE YOU ALWAYS
IMAGINED IS RIGHT
HERE AT WYSTERIA



NEALCOMMUNITIES
Where You Live Matters



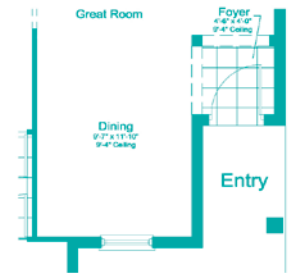
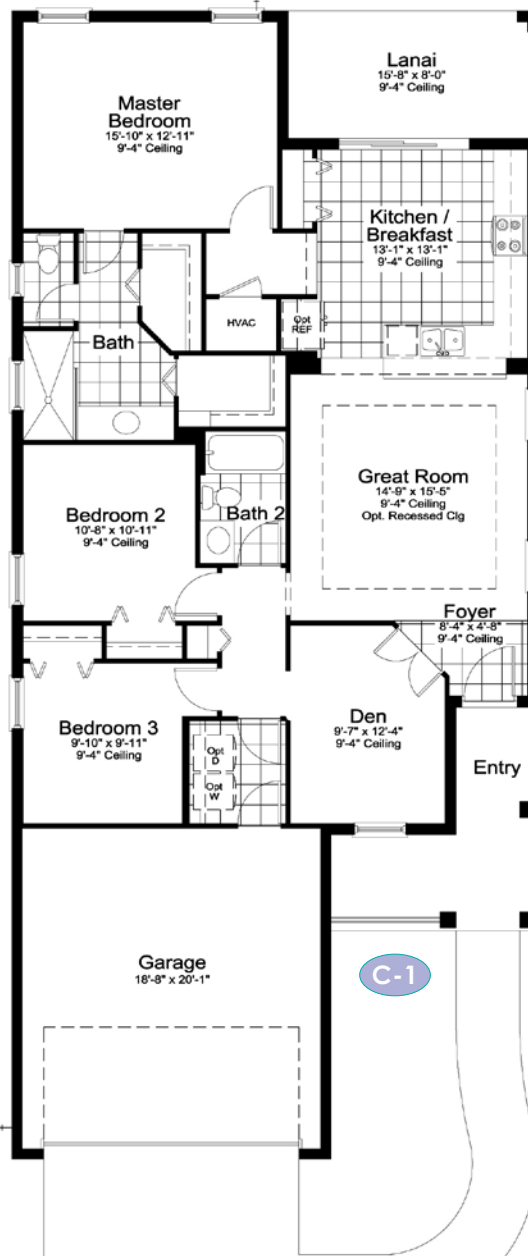
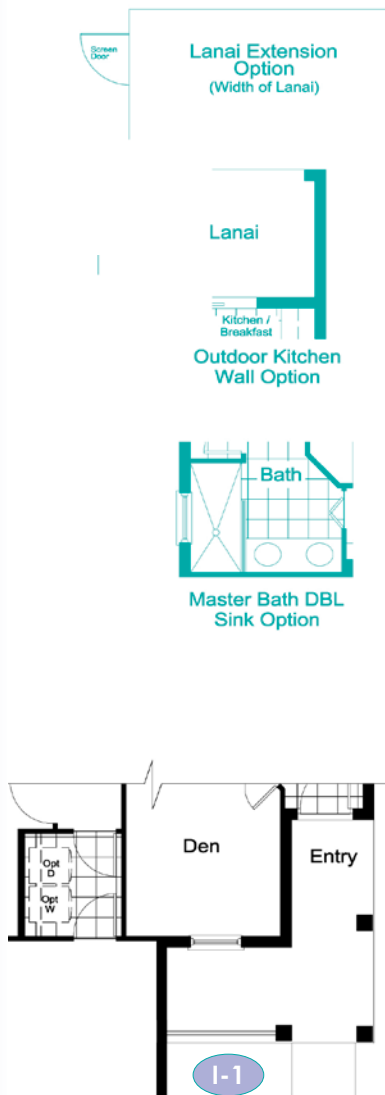
LIBERTY 4



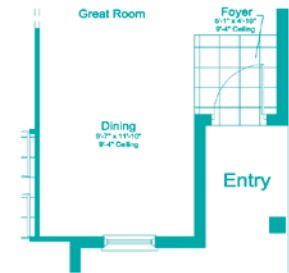
C-1



I-1



Dining ILO Den
Option
elevation I-1 shown,
windows vary per elevation



Dining ILO Den w/
No Column or
Soffit at Foyer
elevation I-1 shown,
windows vary per elevation

ELEVATION C-1

Living	1533 SF
Garage	414 SF
Lanai	125 SF
Entry	119 SF
TOTAL	2191 SF

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PATRIOT



I-1



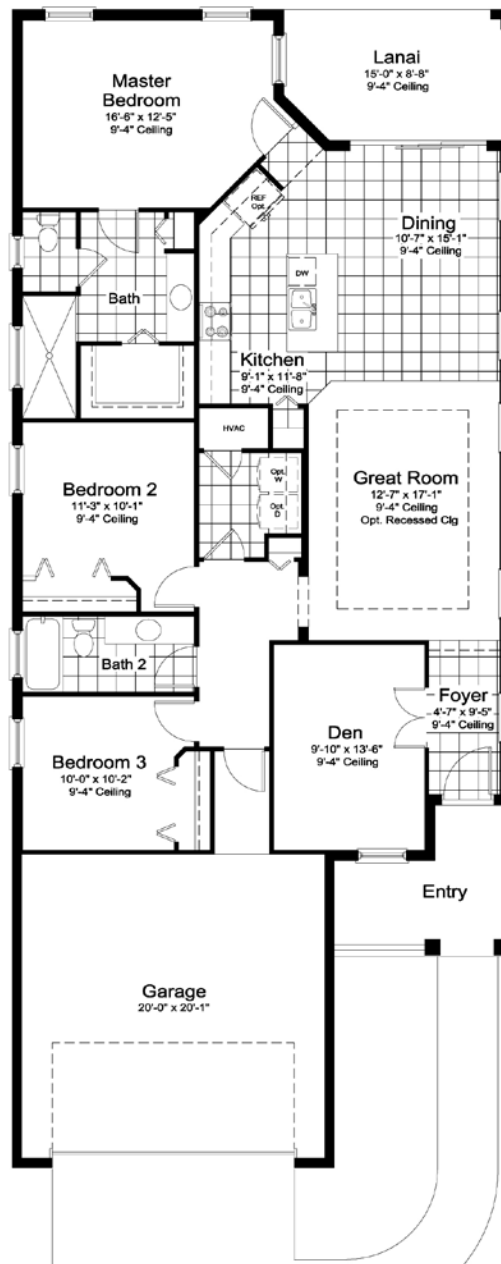
I-2



Master Bath Double Sink Option

ELEVATION I-1

Living	1682 SF
Garage	467 SF
Lanai	126 SF
Entry	92 SF
TOTAL	2367 SF

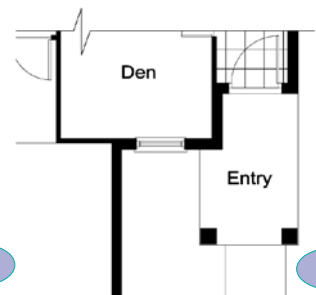


Lanai Extension Option
(Width of Lanai)



Lanai

Outdoor Kitchen Wall Option



I-1

I-2

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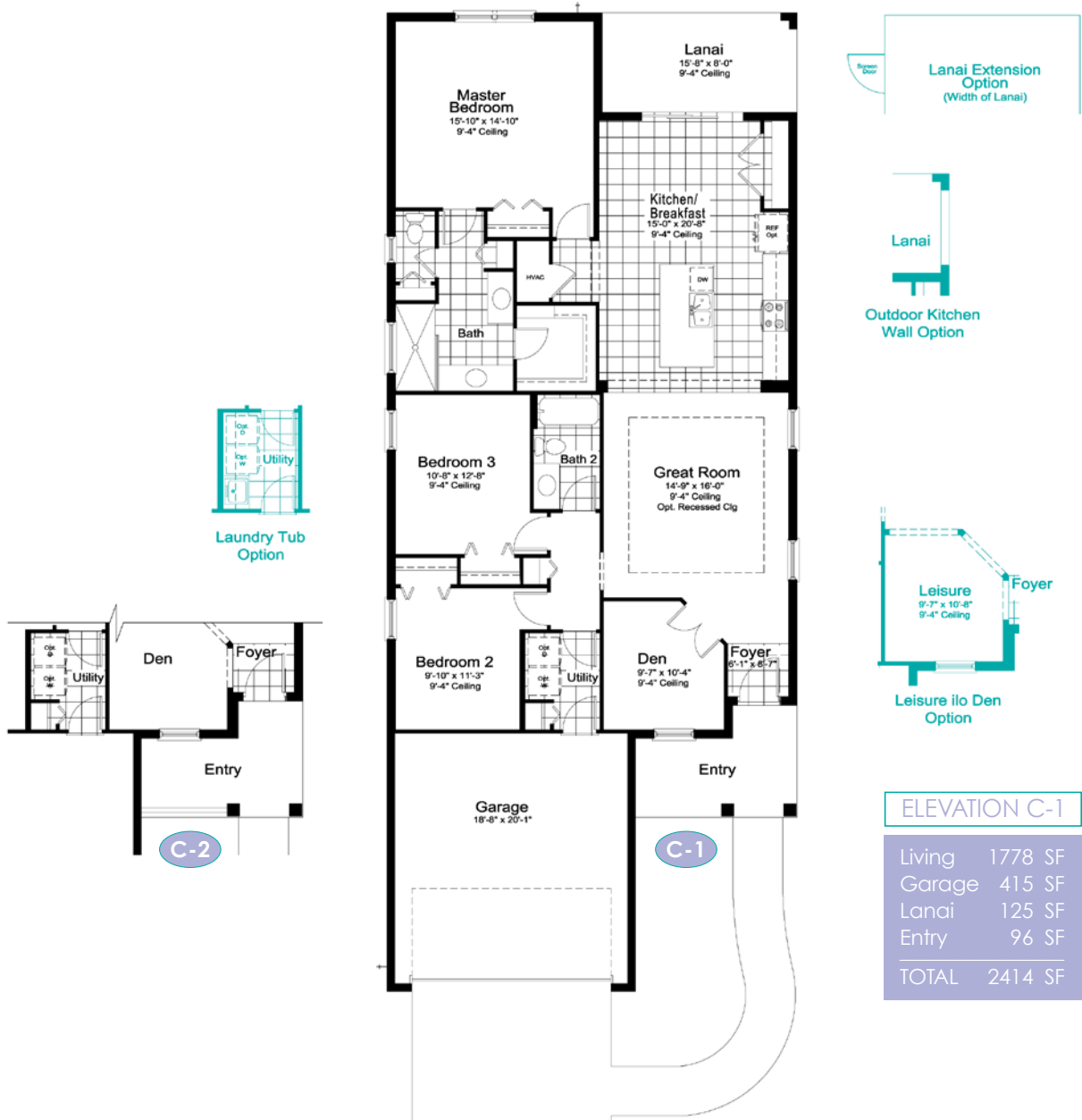
IMAGINATION 2



C-1



C-2



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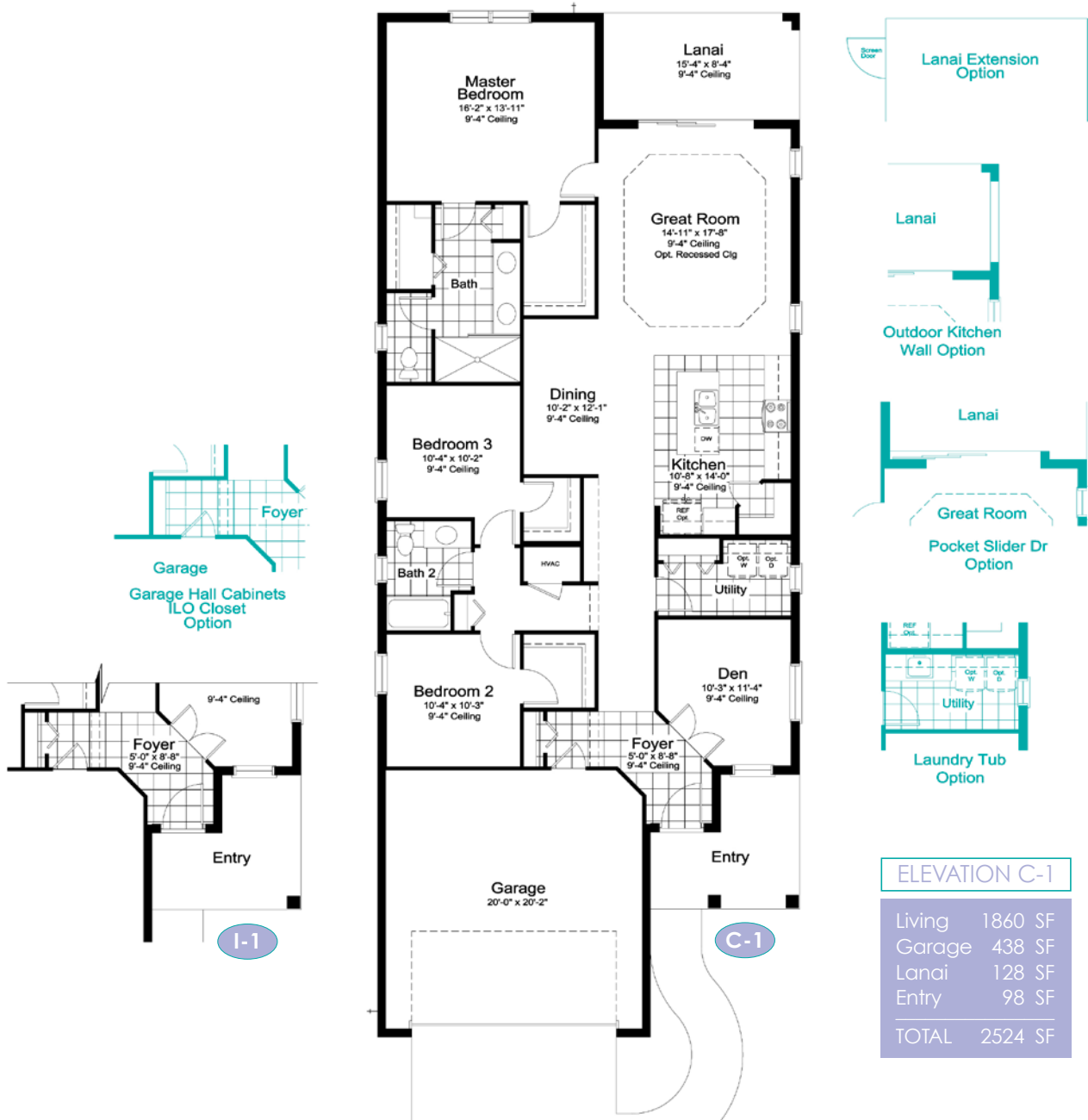
DREAM 2



C-1



I-1



ELEVATION C-1

Living	1860 SF
Garage	438 SF
Lanai	128 SF
Entry	98 SF
TOTAL	2524 SF

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CRUISE SERIES 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

- Located in the Playmore District of Wellen Park
- Easy access to CoolToday Park, the new spring training facility of the Atlanta Braves
- Close 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 rents e-bikes, paddle boards and kayaks
- Gated and maintenance-assisted community
- Amenity building featuring a pool and spa
- 2 pickleball courts

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Coastal and Island elevations
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding 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
- 2" blinds on all operable windows
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Gutters included at sides only per plan
- Professionally landscaped home site including mulch

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

LUXURY FEATURES CONTINUED

- 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
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - One year General Electric factory warranty and independent service contract for years two through five. (Does not include disposal)
 - * 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 bathing 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
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

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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



2 HOMESTYLES TO FIT YOUR LIFESTYLE



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

The Wysteria Community Center features 2 pickleball courts, rec center, pool & spa and neighborhood gathering areas.

- Cruise Series Homes from 1,531 sf to 1,859 sf
- Villa Homes from 1,434 sf to 1,524 sf

- Wellen Park Welcome Center
- Downtown Wellen
- Grand Lake
- Neighborhood Retail/Shopping
- West Villages District
- Cool Today Park, Spring Training Complex for the Atlanta Braves
- State College of Florida
- Sarasota Memorial Healthcare System
- Senior Living



WELLEN PARK

MASTER PLAN



LEGEND

- ACTIVELY SELLING
- FUTURE
- COMMERCIAL
- SOLD OUT

AMENITIES KEY

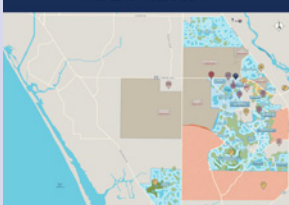
- WELCOME CENTER
- RENTAL PROPERTIES
- SENIOR LIVING
- SHOPPING
- GOLF COURSE
- PARKS
- SENATOR BOB JOHNSON'S LANDING (KAYAK LAUNCH)
- ATLANTA BRAVES SPRING TRAINING STADIUM
- STATE COLLEGE OF FLORIDA
- TAYLOR RANCH ELEMENTARY SCHOOL
- FUTURE K-12 SCHOOL
- PUBLIC SAFETY BUILDING

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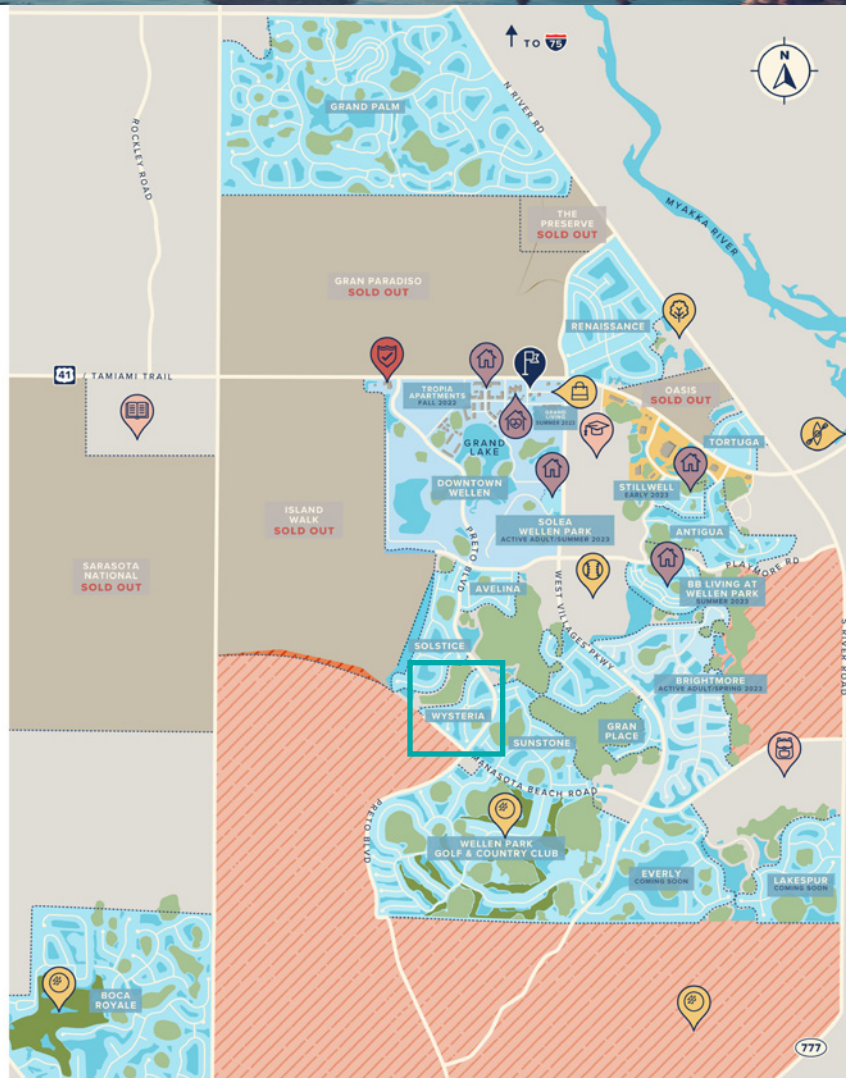
It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property.

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

KEY MAP



8 MILES TO LOCAL BEACHES
FROM DOWNTOWN WELLEN



Wysteria
WELLEN PARK

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