



CRUISE SERIES



THE LIFE YOU ALWAYS
IMAGINED IS RIGHT
HERE AT WYSTERIA



NEALCOMMUNITIES
Where You Live Matters



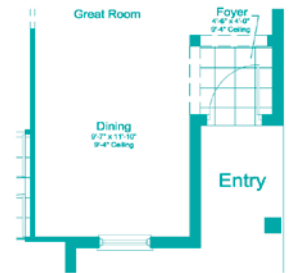
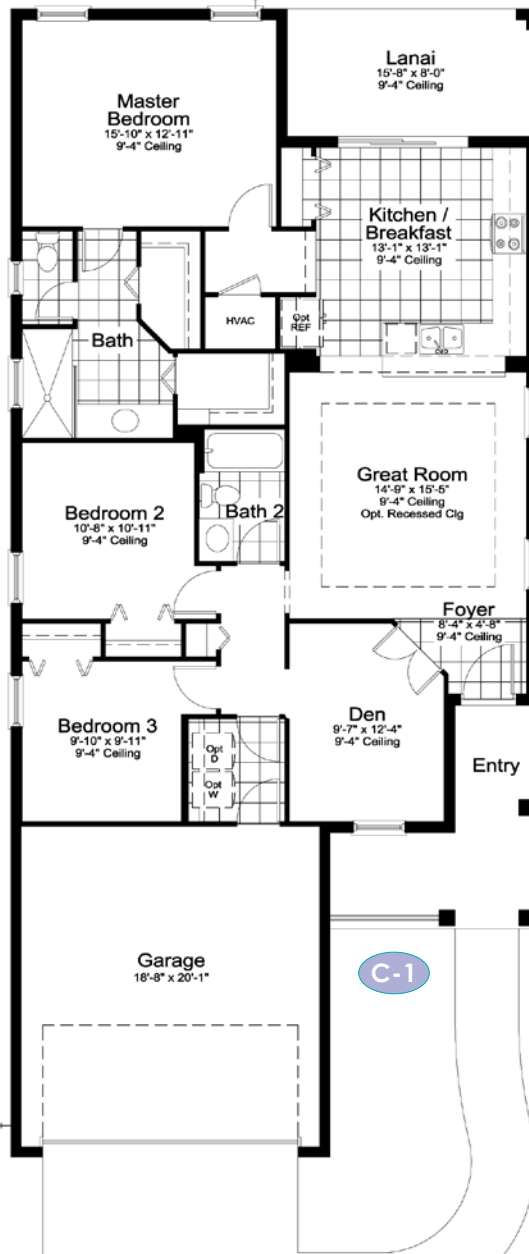
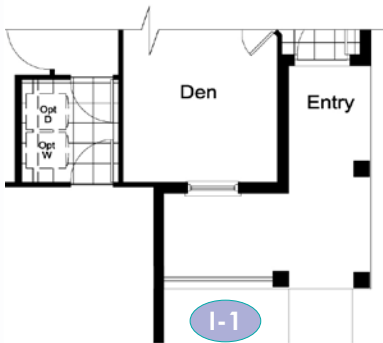
LIBERTY 4



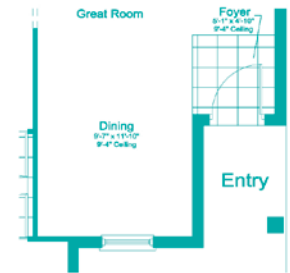
C-1



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

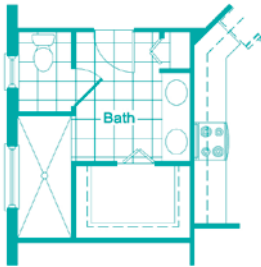
PATRIOT



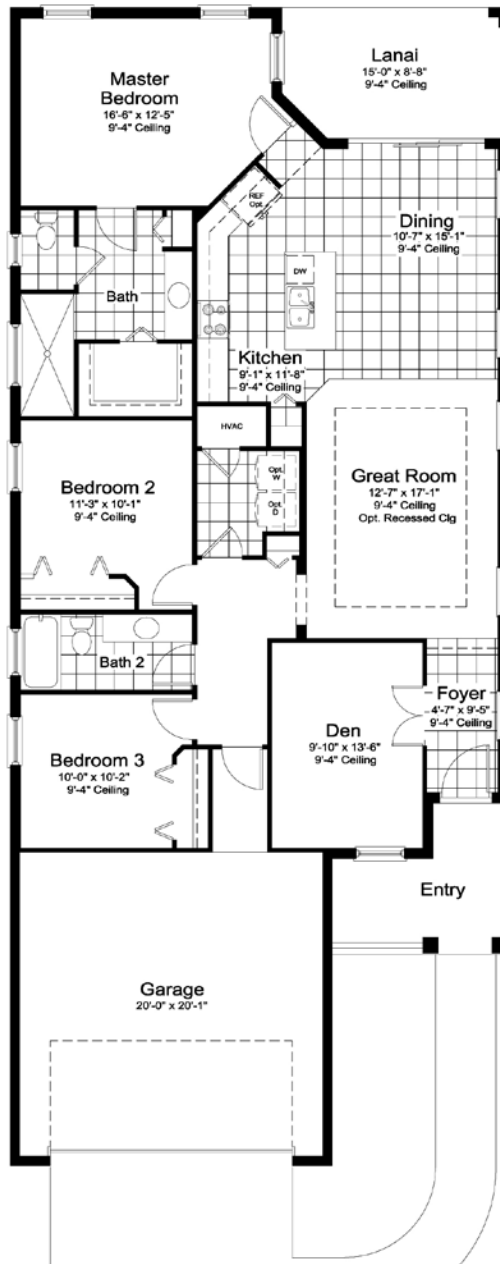
I-1



I-2



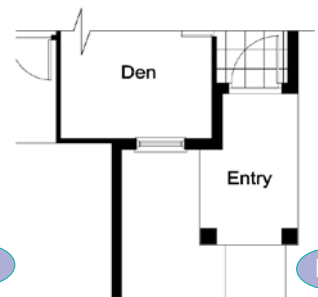
Master Bath Double Sink Option



Lanai Extension Option
(Width of Lanai)



Lanai
Outdoor Kitchen Wall Option



I-1

I-2

ELEVATION I-1

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

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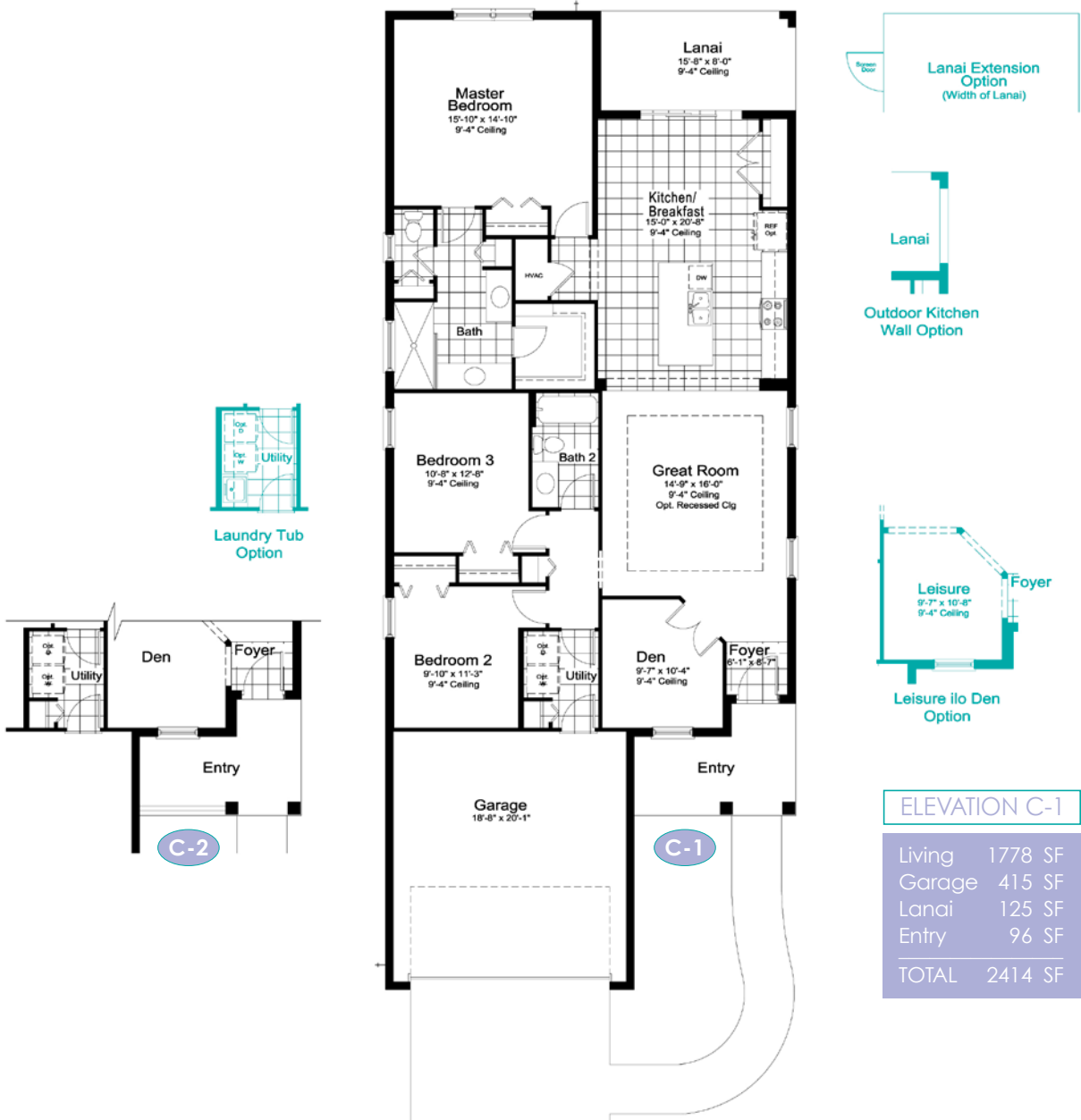
IMAGINATION 2



C-1



C-2



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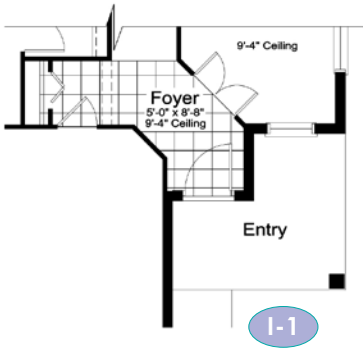
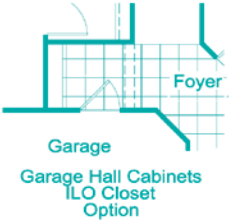
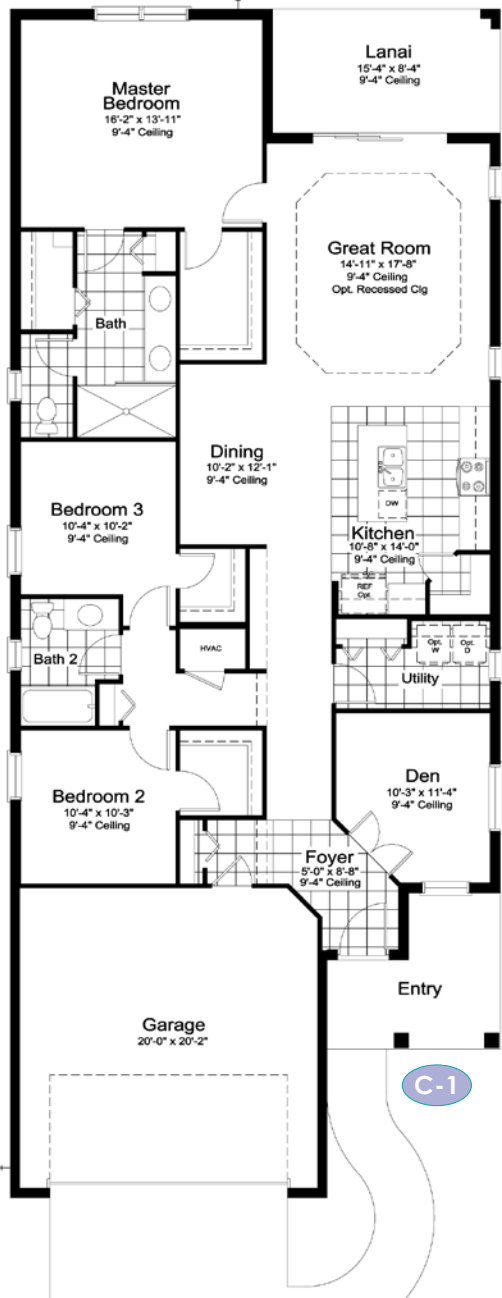
DREAM 2



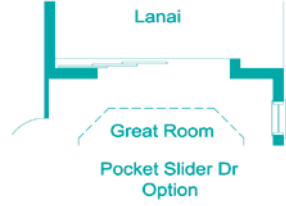
C-1



I-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 arctop 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



Wysteria

WELLEN PARK

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

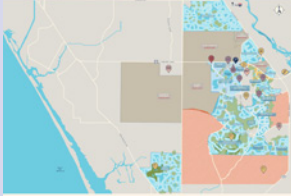
- ACTIVELY SELLING
- FUTURE
- COMMERCIAL
- SOLD OUT

AMENITIES KEY

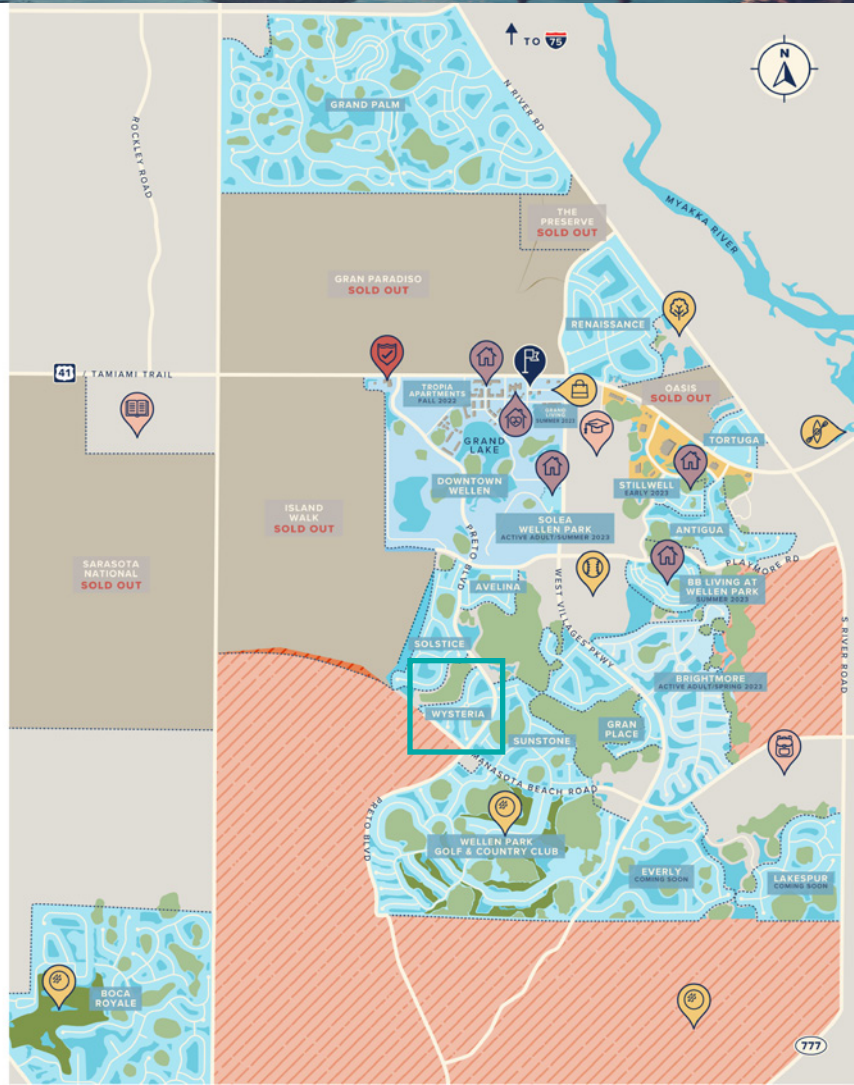
- WELCOME CENTER
- RENTAL PROPERTIES
- SENIOR LIVING
- SHOPPING
- GOLF COURSE
- PARKS
- SENATOR BOB JOHNSON'S LANDING (KAYAK LAUNCH)
- ATLANTA BRAVES SPRING TRAINING STADIUM
- STATE COLLEGE OF FLORIDA
- TAYLOR RANCH ELEMENTARY SCHOOL
- FUTURE K-12 SCHOOL
- PUBLIC SAFETY BUILDING

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KEY MAP



8 MILES TO LOCAL BEACHES FROM DOWNTOWN WELLEN



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