

CORAL SERIES VILLAS

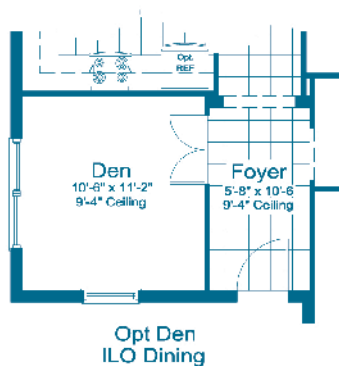
# WILDLEAF

NORTH RIVER RANCH



**NEAL**COMMUNITIES  
Where You Live Matters

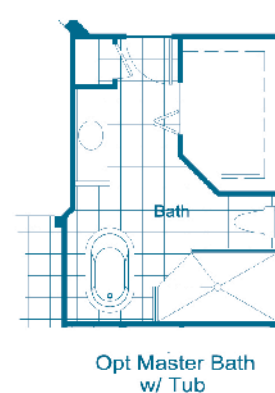
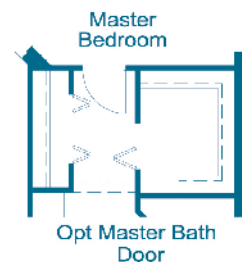
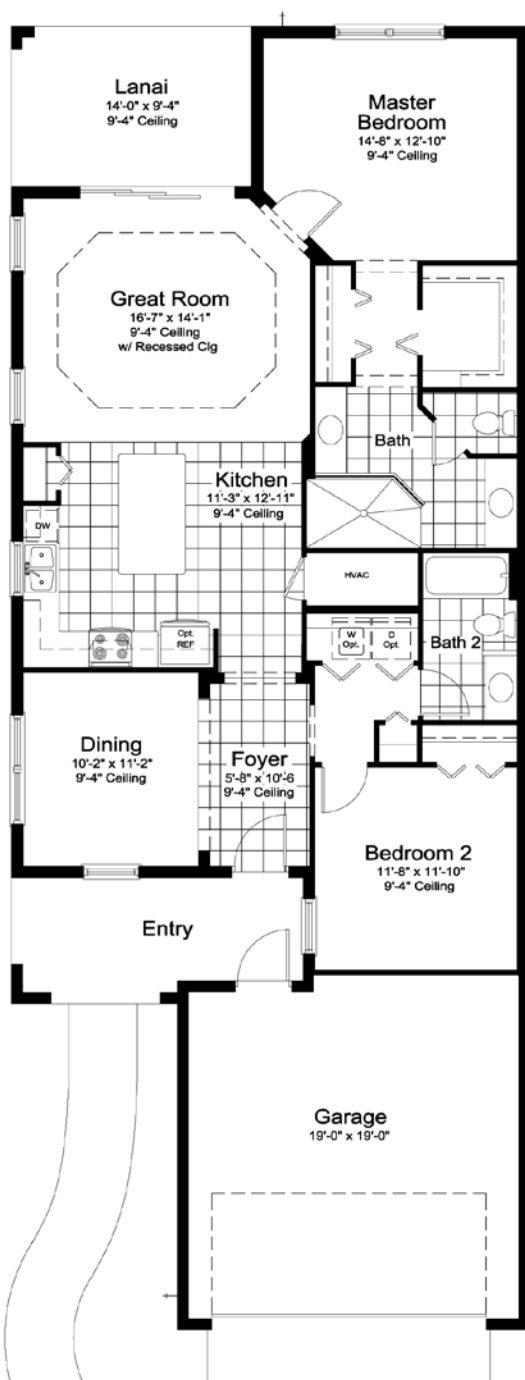


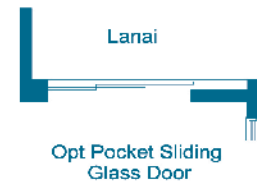
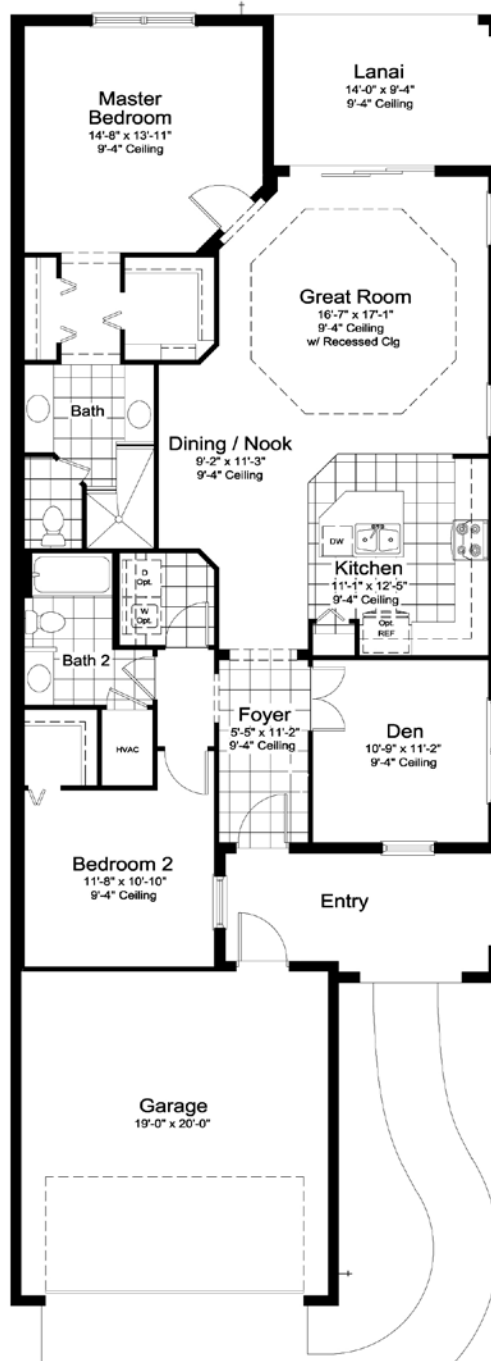


## ELEVATIONS BW3 & I6

Living	1433 SF
Garage	417 SF
Lanai	131 SF
Entry	115 SF

TOTAL 2096 SF





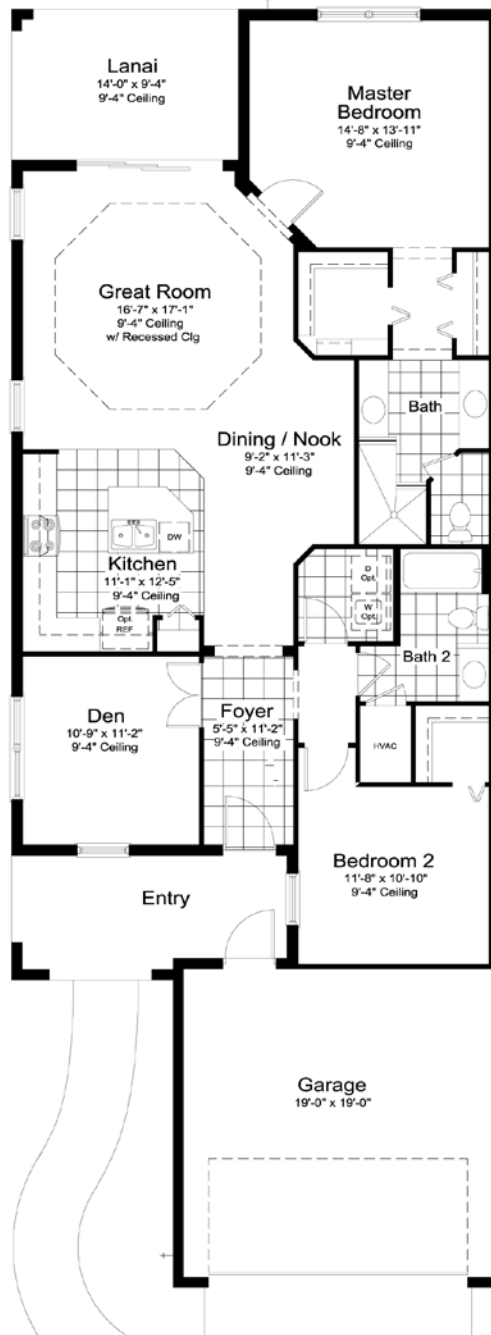
## ELEVATIONS BW3 & I6

Living	1530 SF
Garage	419 SF
Lanai	131 SF
Entry	121 SF
<b>TOTAL</b>	<b>2201 SF</b>

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





## ELEVATIONS BW3 & I6

Living	1530 SF
Garage	398 SF
Lanai	131 SF
Entry	121 SF
<b>TOTAL</b>	<b>2180 SF</b>

# WILDEAF

## NORTH RIVER RANCH

### INCLUDED 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

- Short walk to retail, grocery and restaurants
- Convenient to I-75 for easy commutes to the major metropolitan areas
- Access to the many amenities of North River Ranch
- Minutes to area schools
- The proven quality, service and integrity of Neal Communities

#### AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed British West Indies 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 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
- 2" blinds on all operable windows
- Decorative coach light

- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Gutters included at front entry 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
- 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

## 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 BATH FEATURES CONTINUED

- 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
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- CPVC or PEX water lines throughout
- Roof with architectural shingles
- 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
- 40 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



## NEAL GREEN HOME FEATURES

**NGBS Green Certification** at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700\*

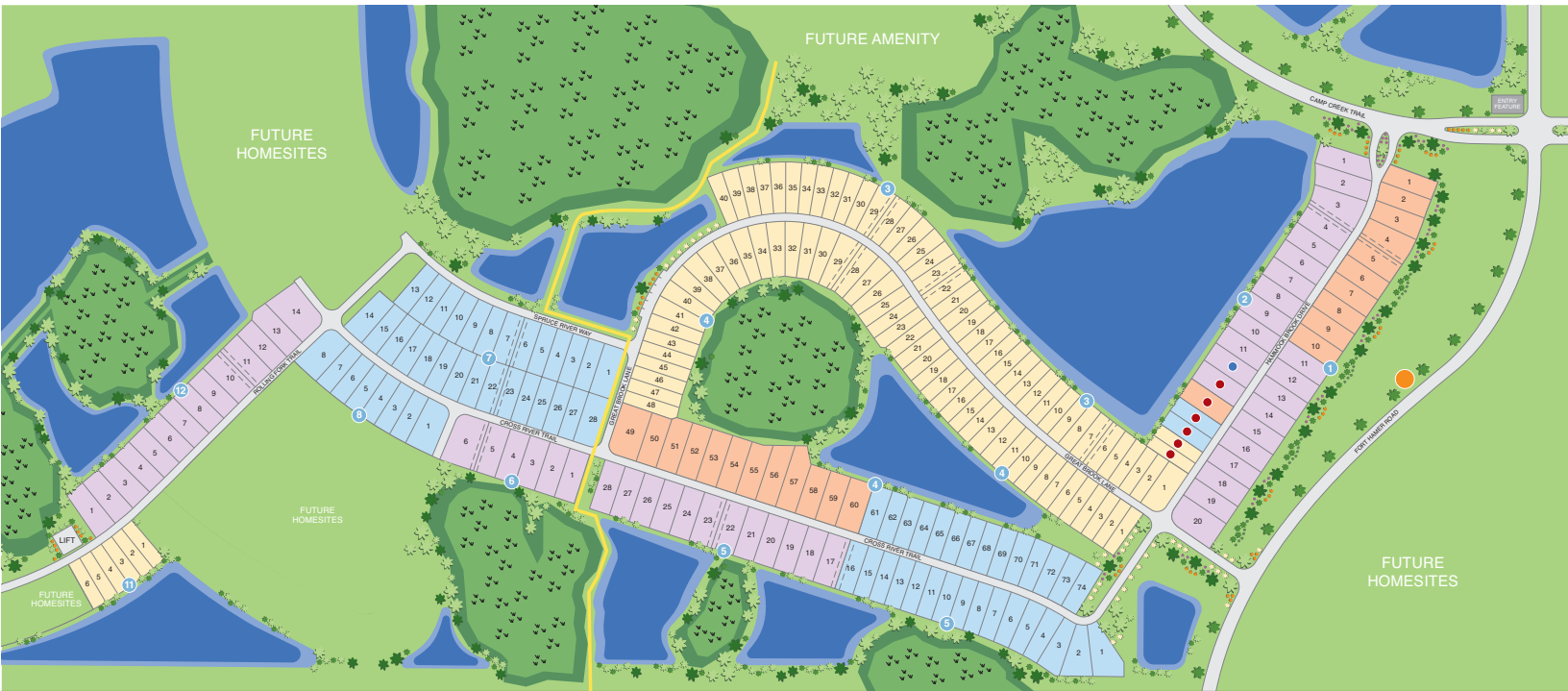
\*Applies to homes permitted after March 1, 2022



# MASTER SITE PLAN







- MODEL HOME
- PARKING
- CELEBRATION SERIES\*
- COVE SERIES
- CRUISE SERIES
- VILLAS
- TRAILS
- AVID FIT STATION
- 

\*PLEASE SEE A SALES ASSOCIATE FOR DETAILS REGARDING THESE HOMESITES



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