

COVE SERIES

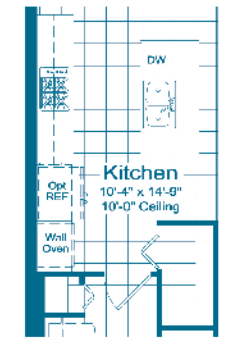
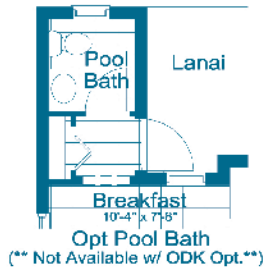
WILDLEAF

NORTH RIVER RANCH

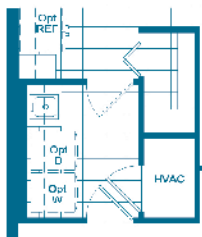


NEALCOMMUNITIES
Where You Live Matters

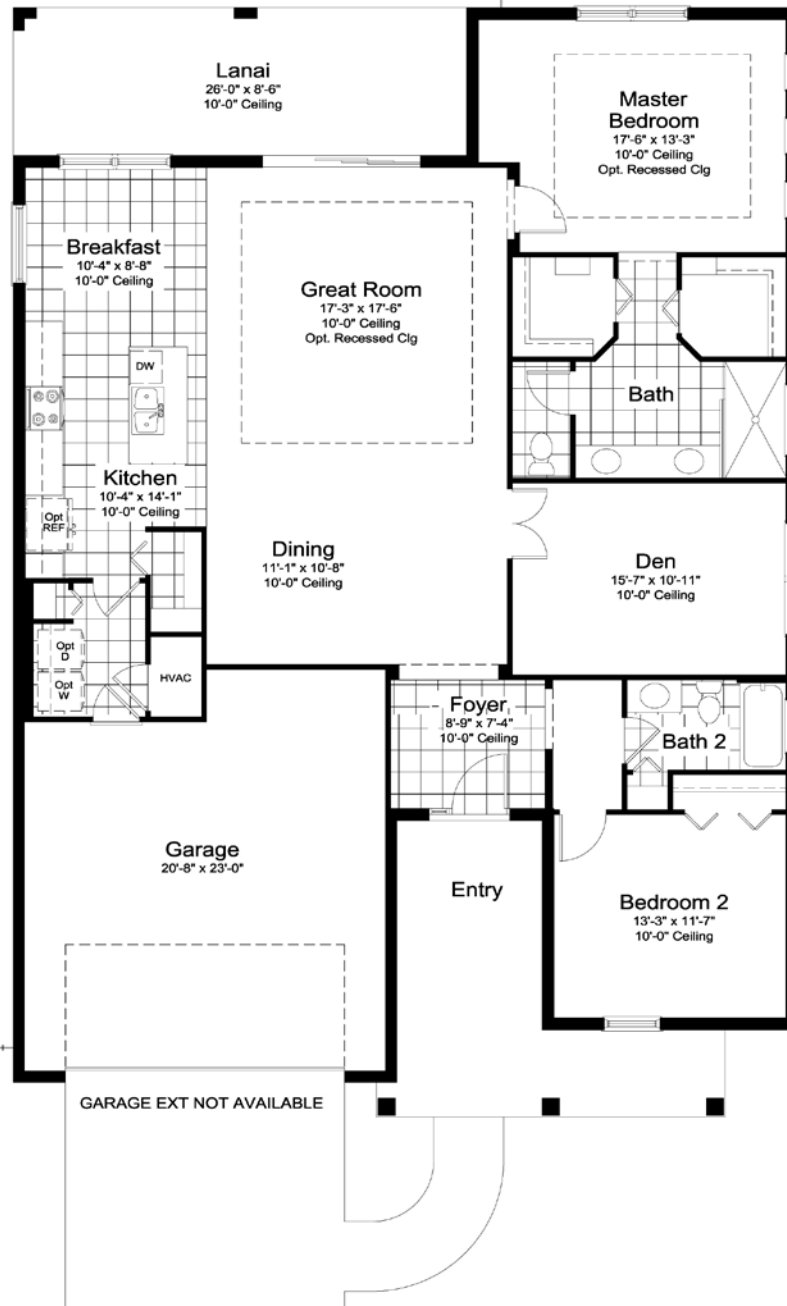




Opt Wall Oven Kitchen



Opt Laundry tub



Optional Pocket Sliding Glass Door



Bedroom 3 ILO Den Option



Opt Shower ILO Tub

ELEVATION C1

Living	1904 SF
Garage	482 SF
Lanai	221 SF
Entry	196 SF

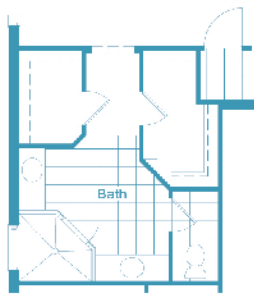
TOTAL 2803 SF



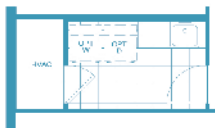
ELEVATION C₁

Living	2207 SF
Garage	477 SF
Lanai	225 SF
Entry	189 SF

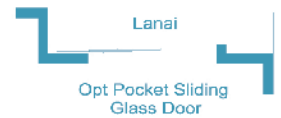
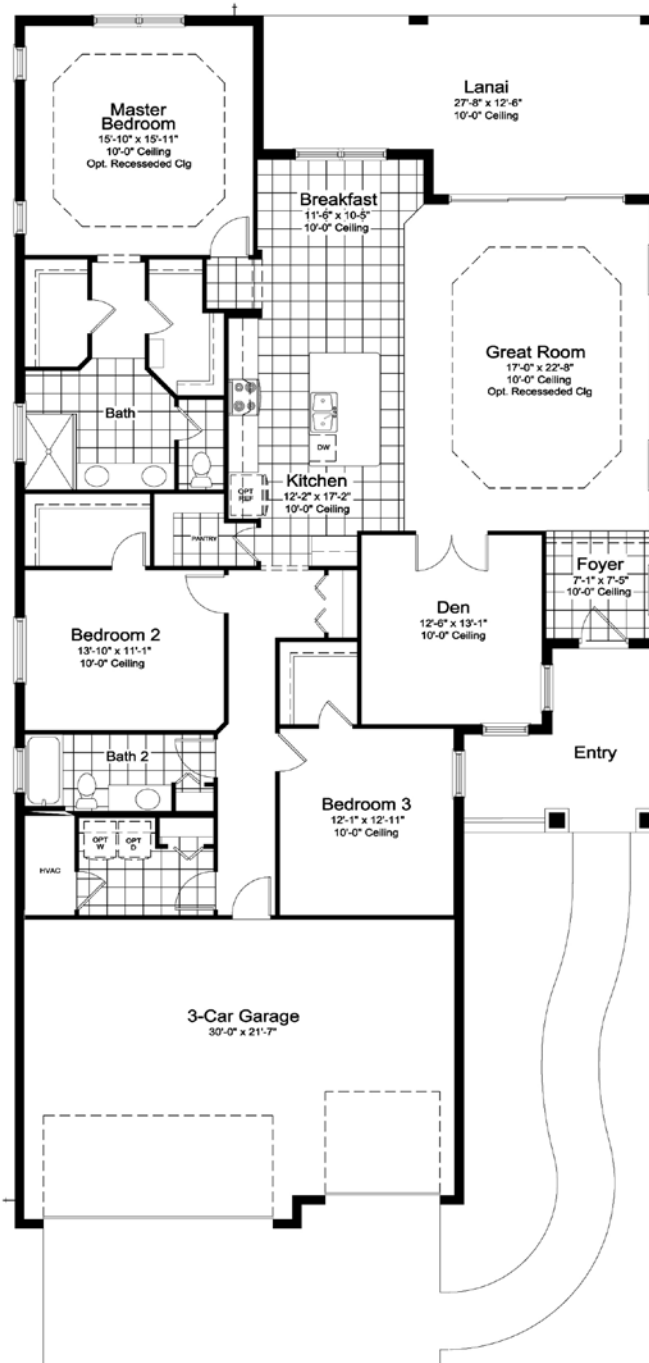
TOTAL 3098 SF



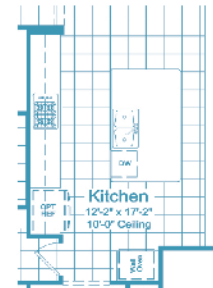
Opt Master Bath



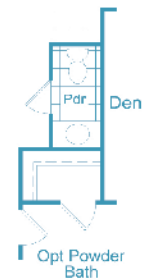
Opt Laundry Tub



Opt Pocket Sliding Glass Door



Opt Wall Oven Kitchen

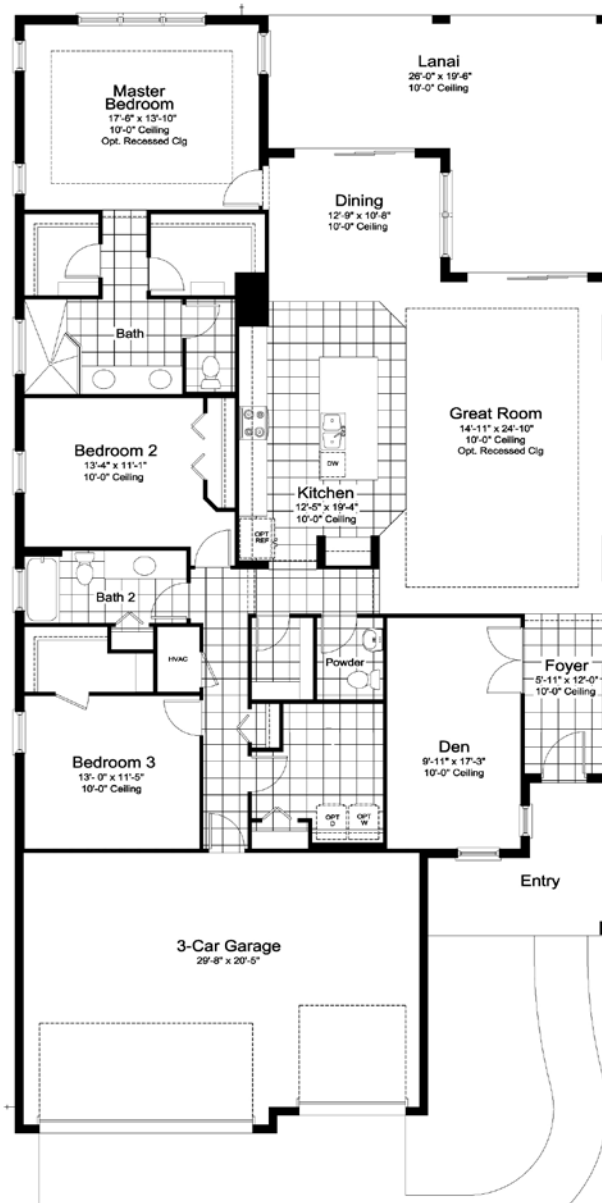


Opt Powder Bath

ELEVATION C1

Living	2309 SF
Garage	657 SF
Lanai	308 SF
Entry	138 SF

TOTAL 3412 SF



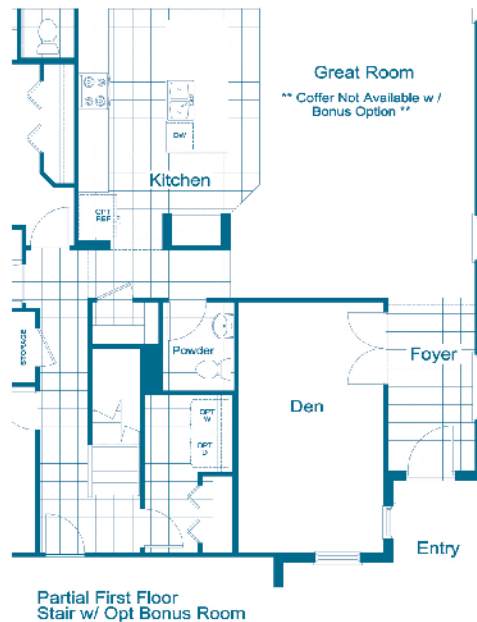
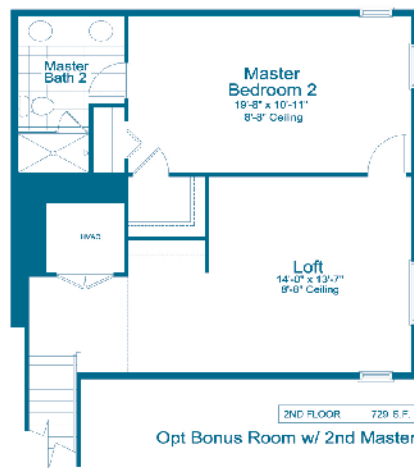
ELEVATION I1

Living	2427 SF
Garage	638 SF
Lanai	375 SF
Entry	118 SF

TOTAL 3558 SF



2ND FLOOR



ELEVATION I1

1st Floor 2427 SF
2nd Floor 729 SF

Total	3156 SF
Garage	638 SF
Lanai	375 SF
Entry	118 SF

TOTAL 4287 SF

WILDLEAF

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 Coastal, Island, British West Indies and French Colonial 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
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors

- 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
- Elongated white water closet
- Recessed panel wood veneer cabinets with stylish hardware
- Privacy water closet 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

- 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
- Tankless water heater
- 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



NORTH RIVER RANCH

LEGEND

COMMUNITY AMENITIES

- 1 Community Welcome Hub
- 2 Brightwood Pavilion
- 3 Riverfield Verandah
- 4 Bike Share
- 5 Avid Fit Station
- 6 SuperStream HotSpot Free Wi-Fi

COMMUNITY TRAILS

- Trails
- Trailhead

BRIGHTWOOD

- Centex SOLD OUT
- KB Home
- Pulte Homes
- Park Square Homes
- Homes by WestBay

RIVERFIELD

- David Weekley Homes
- Neal Communities Townhomes

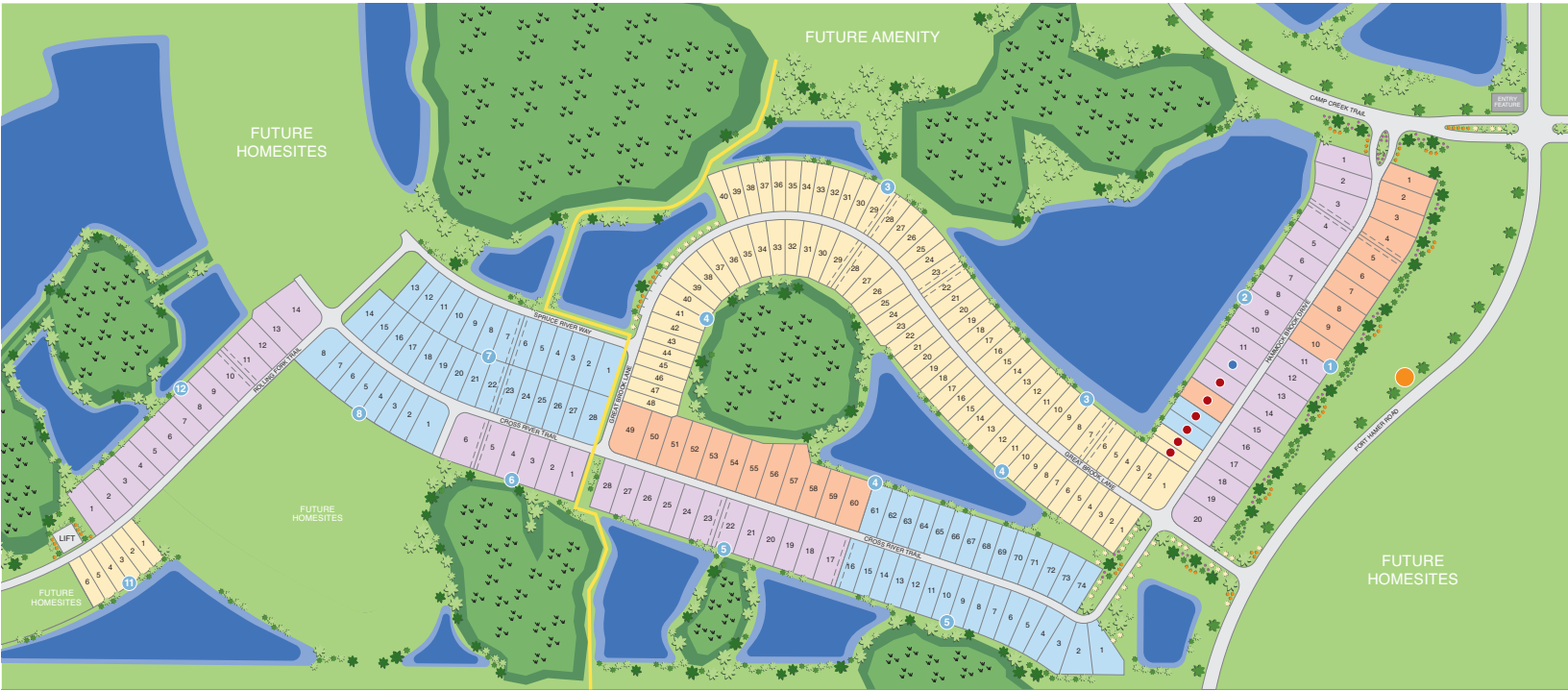
WILDLEAF

- Neal Communities Cove Series
- Neal Communities Celebration Series
- Neal Communities Villas

- Model Homes

- North River Ranch Boundary





● 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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