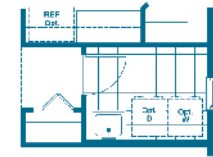
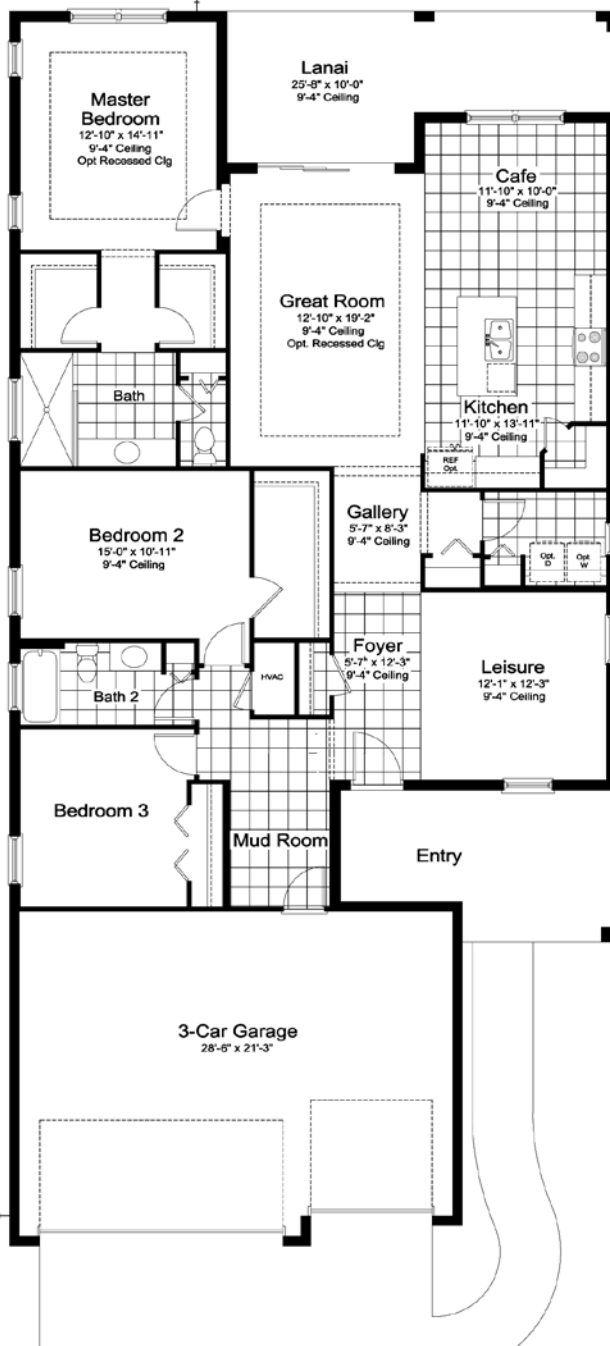


# WILDLEAF

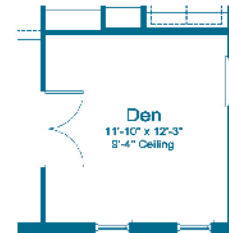
NORTH RIVER RANCH



## 1ST FLOOR



Laundry Tub Option



Den ILO Leisure Option

### ELEVATION C1

1st Floor 2014 SF  
2nd Floor 587 SF

Total 2601 SF  
Garage 649 SF  
Lanai 212 SF  
Entry 160 SF

**TOTAL 3622 SF**

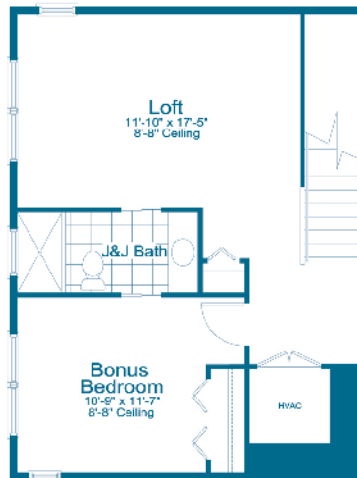
©2022 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

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



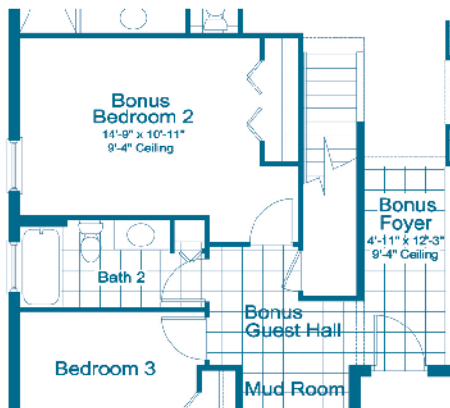


## 2ND FLOOR



2ND FLOOR 567 S.F.

Opt Bonus w/ Bonus Bed and J&J Bath



Partial First Floor  
Stair w/ Opt Bonus Room

elevation I1 shown,  
windows vary per elevation

### ELEVATION C1

1st Floor 2014 SF  
2nd Floor 587 SF

Total 2601 SF  
Garage 649 SF  
Lanai 212 SF  
Entry 160 SF

**TOTAL 3622 SF**

©2022 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

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



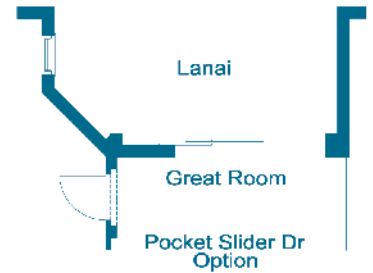
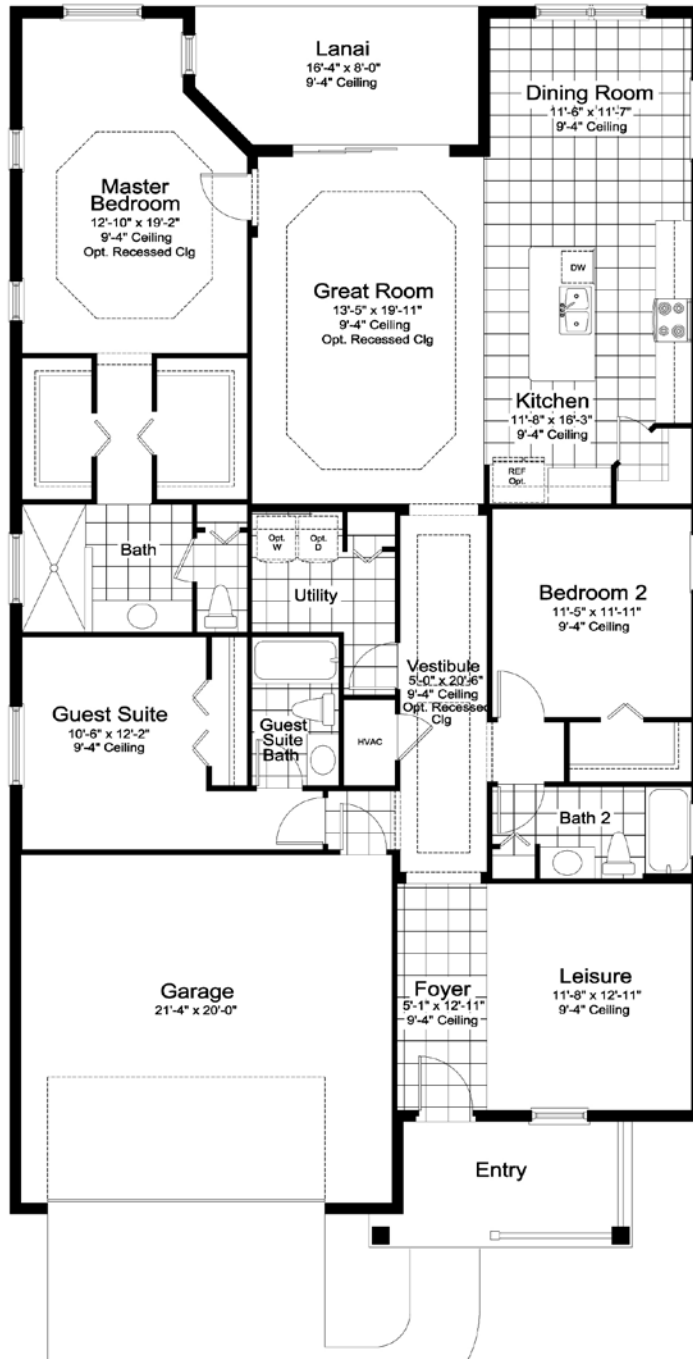
C1



FC1



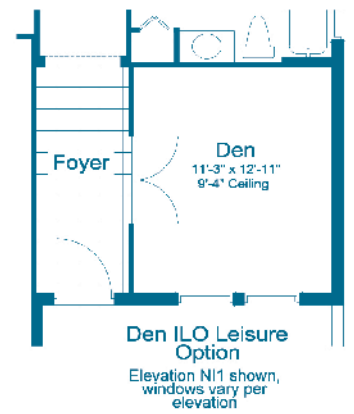
I5



## ELEVATION C1

Living	2110 SF
Garage	460 SF
Lanai	125 SF
Entry	99 SF

TOTAL 2794 SF



©2022 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law.

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

# 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 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

## 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

- 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
- 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
- T 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

- M Model Homes
- - - North River Ranch Boundary



BARBARA A. HARVEY  
ELEMENTARY SCHOOL

MARKET WALK  
AT NRR  
COMING SOON

FUTURE STATE COLLEGE  
OF FLORIDA

PARRISH COMMUNITY  
HIGH SCHOOL

FUTURE RESIDENTIAL BY OTHERS

FUTURE RESIDENTIAL

FUTURE MULTI-FAMILY/  
COMMERCIAL

PLANNED MIDDLE SCHOOL

FUTURE AMENITY

BELLA LAGO

WILDLEAF

BRIGHTWOOD

RIVERFIELD

FUTURE VILLAGE CENTER

FUTURE RESIDENTIAL BY OTHERS

FUTURE RESIDENTIAL

FUTURE MULTI-FAMILY/  
COMMERCIAL

PLANNED MIDDLE SCHOOL

FUTURE AMENITY

BELLA LAGO

WILDLEAF

BRIGHTWOOD

RIVERFIELD

FUTURE VILLAGE CENTER

FUTURE RESIDENTIAL BY OTHERS

FUTURE RESIDENTIAL

FUTURE MULTI-FAMILY/  
COMMERCIAL

PLANNED MIDDLE SCHOOL

FUTURE AMENITY

BELLA LAGO

WILDLEAF

BRIGHTWOOD

RIVERFIELD

FUTURE VILLAGE CENTER



