

THE
ALCOVE
AT WATERSIDE

Enjoy luxurious
homesites and exciting
lakefront adventures



Visit AlcoveAtLakewoodRanch.com for more
details about this new exciting community!

941-256-2678



THE
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AT WATERSIDE



C1 ELEVATION



CAPRI BW1 ELEVATION



CAPRI C1 ELEVATION

Capri

FLOORPLAN & OPTIONS

4 Bedrooms
3.5 Bathrooms
Guest Suite

Den + Club Room
3 Car-Garage

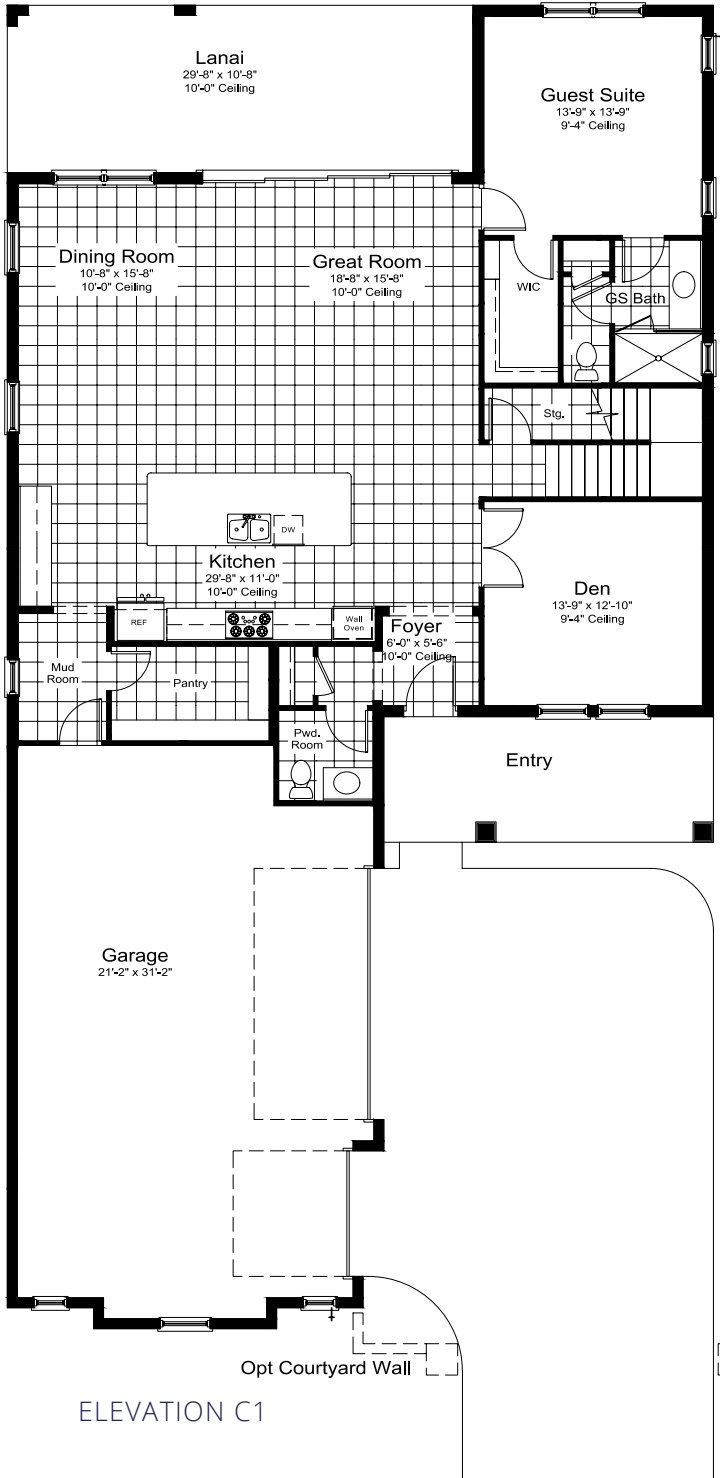


THE
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Capri

FLOORPLAN & OPTIONS

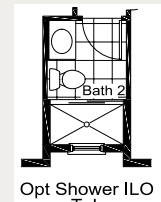
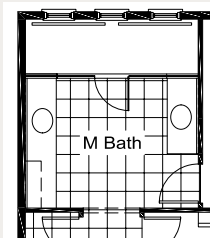
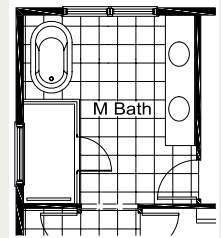
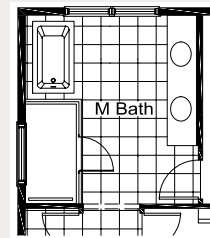
4 Bedrooms	Lower Floor	1,794 SF
3.5 Bathrooms	Upper Floor	1,540 SF
Guest Suite	Garage	835 SF
Den + Club Room	Lanai	316 SF
3 Car-Garage	Entry	168 SF
	Total Area	4,653 SF



SECOND LEVEL



Capri Options





THE
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C2 ELEVATION



CARLOTTA 2 BW1 ELEVATION



CARLOTTA 2 C2 ELEVATION

Carlotta 2

FLOORPLAN & OPTIONS

- 3-4 Bedrooms
- 2-3 Bathrooms
- Club Room
- 3 Car-Garage



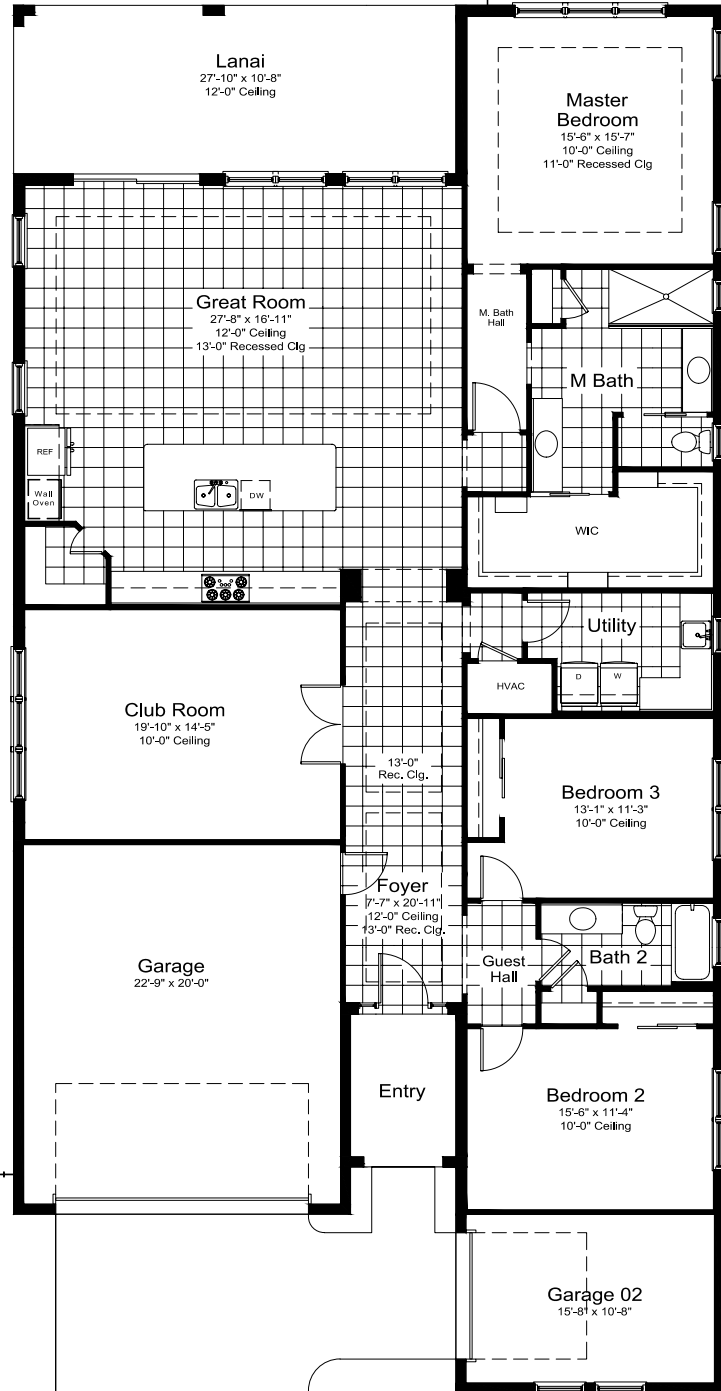
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Carlotta 2

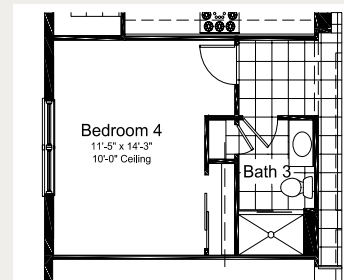
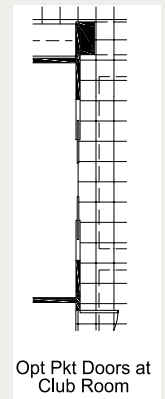
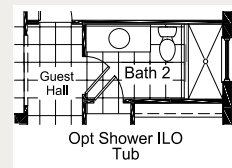
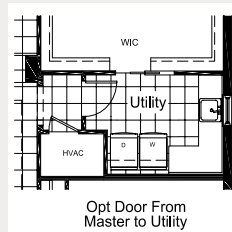
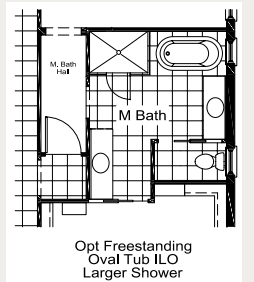
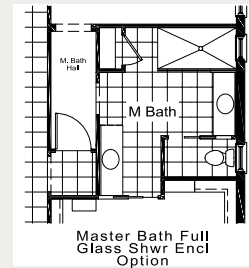
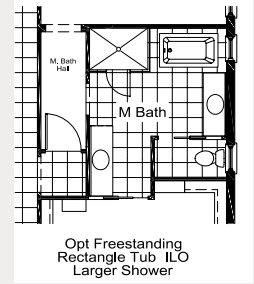
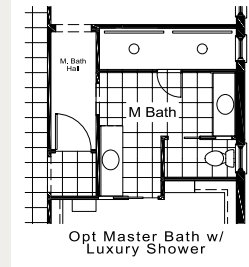
FLOORPLAN & OPTIONS

3-4 Bedrooms	Living	2,567 SF
2-3 Bathrooms	Garage	492 SF
Club Room	Garage 02	192 SF
3 Car-Garage	Lanai	299 SF
	Entry	65 SF
	Total Area	3,615 SF

Carlotta 2 Options



ELEVATION C2





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C1 ELEVATION



MONTECITO 2 BW1 ELEVATION



MONTECITO 2 C1 ELEVATION

Montecito 2

FLOORPLAN & OPTIONS

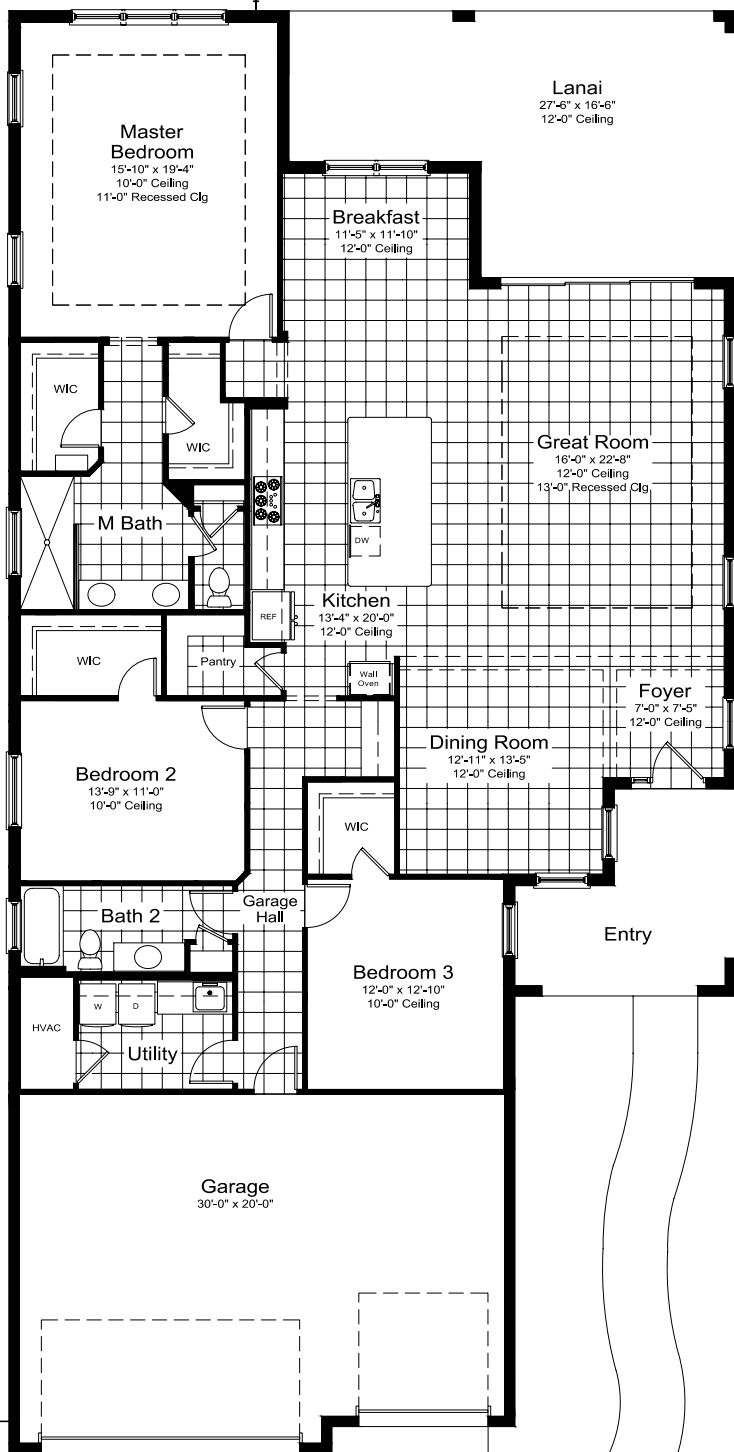
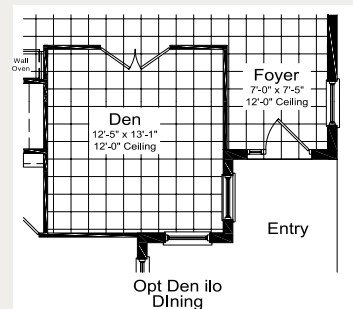
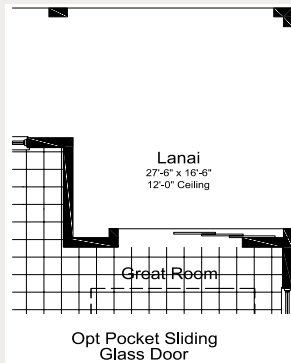
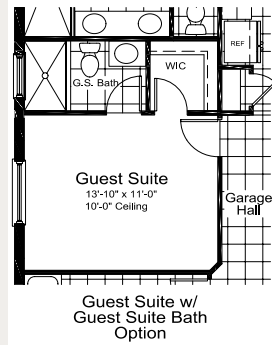
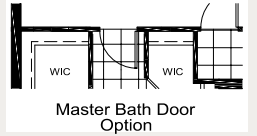
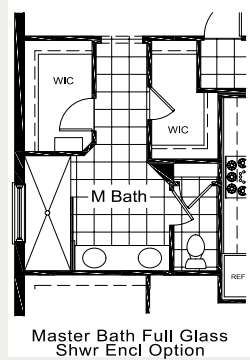
- 3 Bedrooms
- 2-3 Bathrooms
- 3 Car-Garage

Montecito 2

FLOORPLAN & OPTIONS

3 Bedrooms	Living	2,426 SF
2-3 Bathrooms	Garage	678 SF
3 Car-Garage	Lanai	371 SF
	Entry	138 SF
	Total Area	3,613 SF

Montecito 2 Options



ELEVATION C1



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C1 ELEVATION



PORTOFINO BW1 ELEVATION



PORTOFINO BW1 W/BONUS ELEVATION



PORTOFINO C1 ELEVATION



PORTOFINO C1 W/BONUS ELEVATION

Portofino

FLOORPLAN & OPTIONS

3 Bedrooms
3 Bathrooms
Guest Suite

Den
3 Car-Garage



THE
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AT WATERSIDE

Portofino

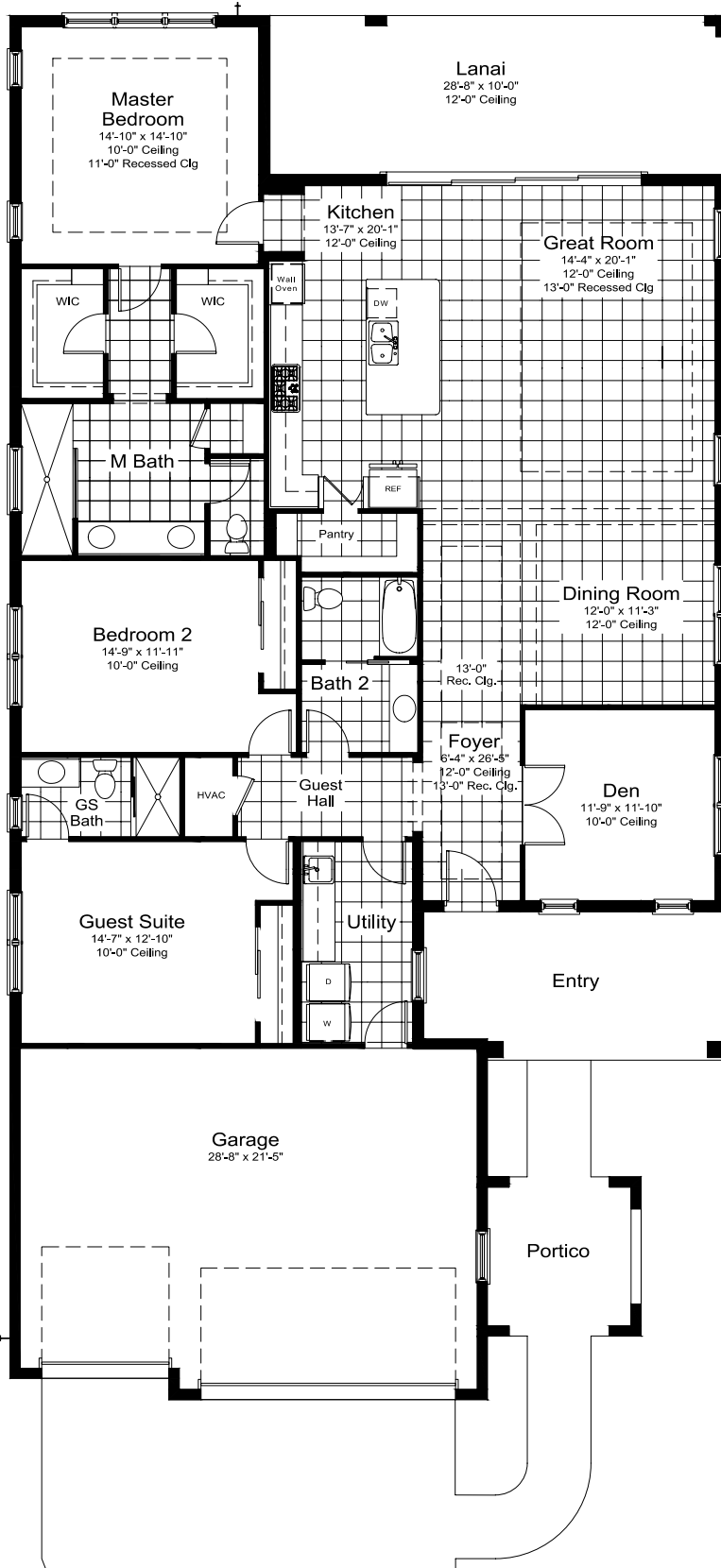
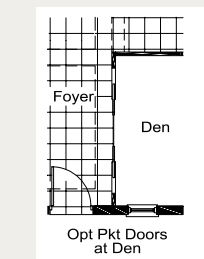
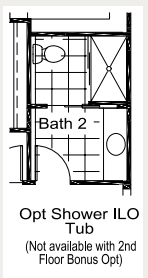
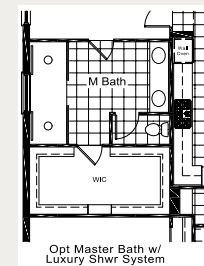
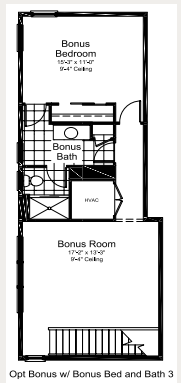
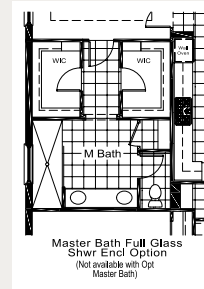
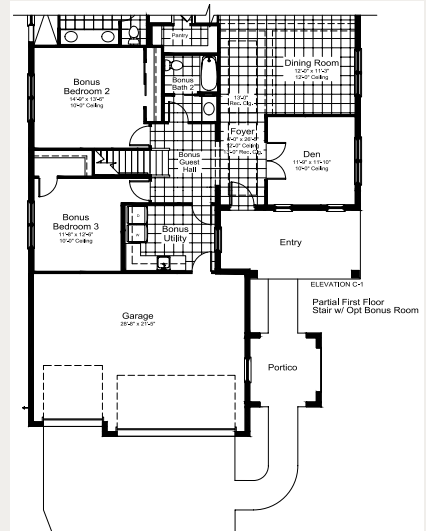
FLOORPLAN & OPTIONS

3 Bedrooms	Living	2,472 SF
3 Bathrooms	Garage	651 SF
Guest Suite	Lanai	287 SF
Den	Entry	172 SF
3 Car-Garage	Portico	97 SF
	Total Area	3,679 SF

Portofino Options

With Upstairs Bonus

1st Floor	2,472 SF
2nd Floor	701 SF
Total Area	3,173 SF





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Veneto 2

FLOORPLAN & OPTIONS

- 3-4 Bedrooms
- 3 Bathrooms
- Guest Suite
- 2 Car-Garage



THE
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Veneto 2

FLOORPLAN & OPTIONS

3-4 Bedrooms

3 Bathrooms

Guest Suite

2 Car-Garage

Living 2,646 SF

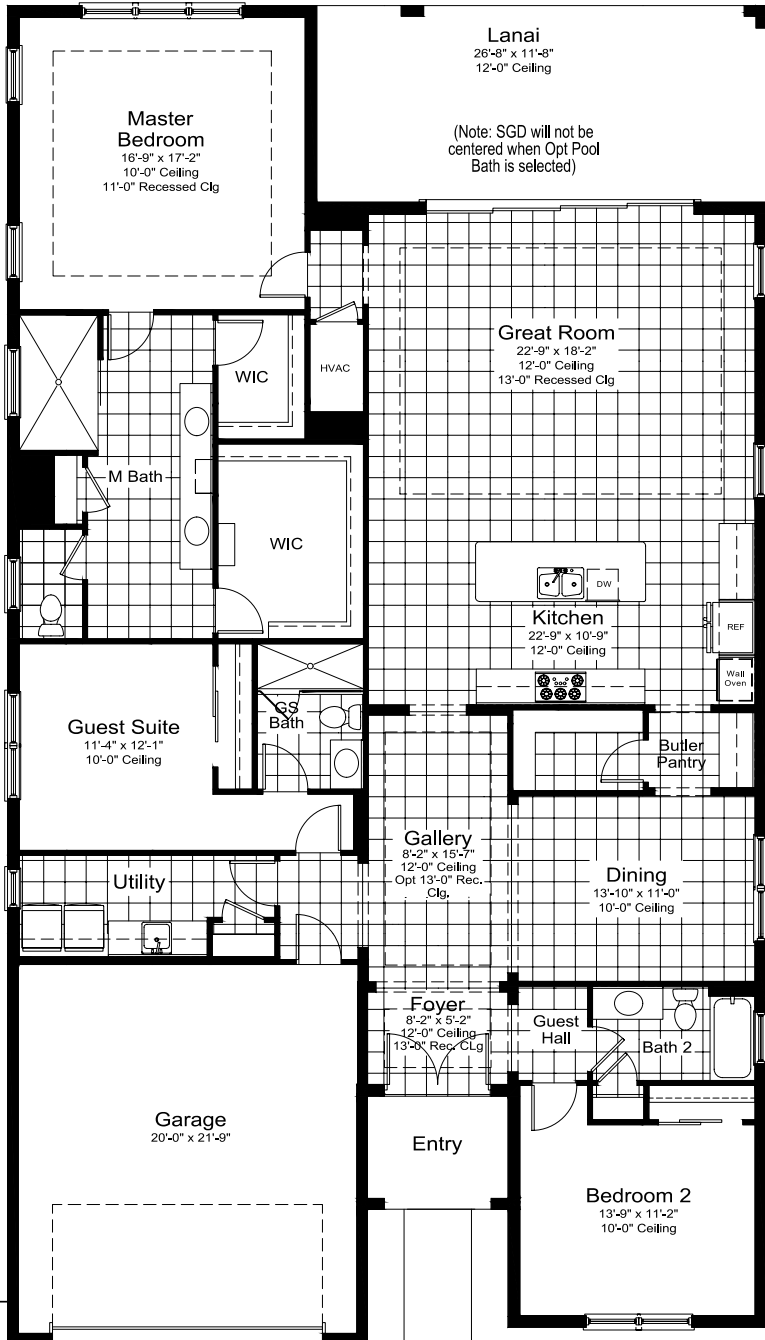
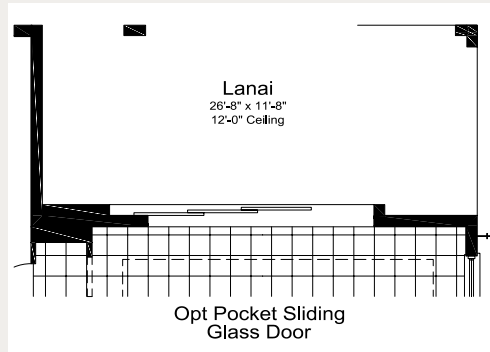
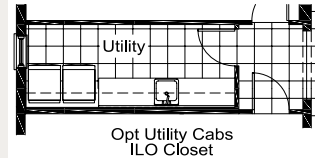
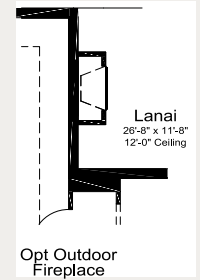
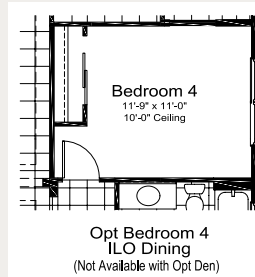
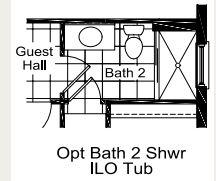
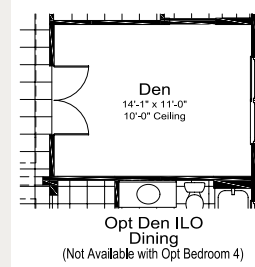
Garage 475 SF

Lanai 311 SF

Entry 56 SFF

Total Area 3,488 SF

Veneto 2 Options



ELEVATION C1



Home Features



Visit AlcoveAtLakewoodRanch.com for more details about this new exciting community!

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Pre-wired and ready for anything, a full suite of automation is ready to bring your home to life.

SMART HOME PACKAGE

- > Incoming service RG6 & CAT6
- > 42" structured Wiring enclosure in Utility Room
- > RG6 Coax Drops and CAT6 drops within home
- > Smart Home and Wireless Security Controller with Built in LTE Radio and Siren.
- > Up to Five Wireless Contacts on Operable Doors
- > Motion Detector
- > High Power Wireless Access Points with Wiring and Network Set-UP
- > Video doorbell with analytics

NEIGHBORHOOD FEATURES

- > Home sites offering beautiful water views
- > Boardwalk and kayak launch
- > Easy access to Waterside Place and all of its amenities
- > Inclusion in the Waterside Trail System
- > Convenient to all Lakewood Ranch has to offer
- > The proven quality, service and integrity of Neal Signature Homes

AWARD-WINNING DESIGN FEATURES

- > Homes featuring a variety of architectural styles and decorative details (per plan)
- > Designer -selected exterior color palettes
- > Professional in-house design service
- > Exterior textured wall finish with siding and accents per plan

LUXURY FEATURES

- > Recessed ceilings (per plan)
- > Orange peel walls with knock-down ceiling texture
- > Classic colonial moldings - 5 1/4" crown molding in master bedroom and living area (per plan)
- > 5-1/4" colonial baseboards
- > Decorative coach lights
- > Corian solid-surface window sills per plan
- > Stylish door hardware with handleset at front entry
- > Deadbolt on all exterior doors
- > Classic 2-panel interior doors - 8' height
- > Professionally landscaped home site including mulch
- > Automatic irrigation system
- > Spacious closets with ventilated wood shelving per plan
- > Gutters included at front entry per plan
- > Plush, stain-resistant wall-to-wall carpeting in designer colors (areas per plan - Level 1 selections)
- > Long-lasting ceramic tile floors in foyer, kitchen, dining, great room, guest hall, baths and utility (level 1 selections)
- > Air-conditioned laundry area with utility sink in base cabinet with Corian top, G.E. washer and dryer included
- > Paver entry, walk, drive and lanai
- > Decorative coating on garage wall
- > Painted garage floor

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)
 - > Wall oven with gas cooktop
 - > Designer vented hood
 - > Refrigerator
 - > Dishwasher
 - > 1/2 HP disposal with air switch
- > Full overlay 42" upper cabinets with hard rock maple interiors, melamine trim and end panels
- > Soft close cabinet drawers
- > Granite countertops (level 1)
- > Stainless steel undermount sink
- > Chrome single-handle faucet
- > Cabinet pantry and refrigerator enclosure (per plan)

LUXURY BATH FEATURES

- > Level 1 granite vanity countertop in master bath and value level granite vanity countertops in guest baths with undermount sinks
- > Ceramic tile walls and glass shower enclosure in master

bath per plan

- > Elongated, white water closet
- > Full overlay, full height vanity cabinets with stylish hardware
- > Privacy water closet in master bath (per plan)
- > Full-width vanity mirrors
- > Chrome 8" widespread lavatory faucets
- > Water resistant drywall in bathing areas
- > Decorative towel bars and paper holder
- > Designer vanity lights
- > White cast-iron tub in guest bath
- > Outside vented exhaust fans in all baths

QUALITY CONSTRUCTION FEATURES

- > Professionally-engineered structural components
- > Concrete block construction
- > Maintenance-free soffit and fascia
- > Impact resistant windows at front elevation
- > Two conveniently located exterior hose bibs
- > PEX or CPVC water lines throughout
- > Roof with concrete roof tiles
- > Five-year exterior paint warranty
- > Raised-panel overhead garage door with chain driven WiFi garage opener and remote controls, style per elevation

ENERGY SAVING FEATURES

- > Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- > Aluminum 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 - Multiple locations plus lanai
- > GFI safety outlets in all wet areas
- > GFI exterior outlets per plan

GREEN HOME FEATURES

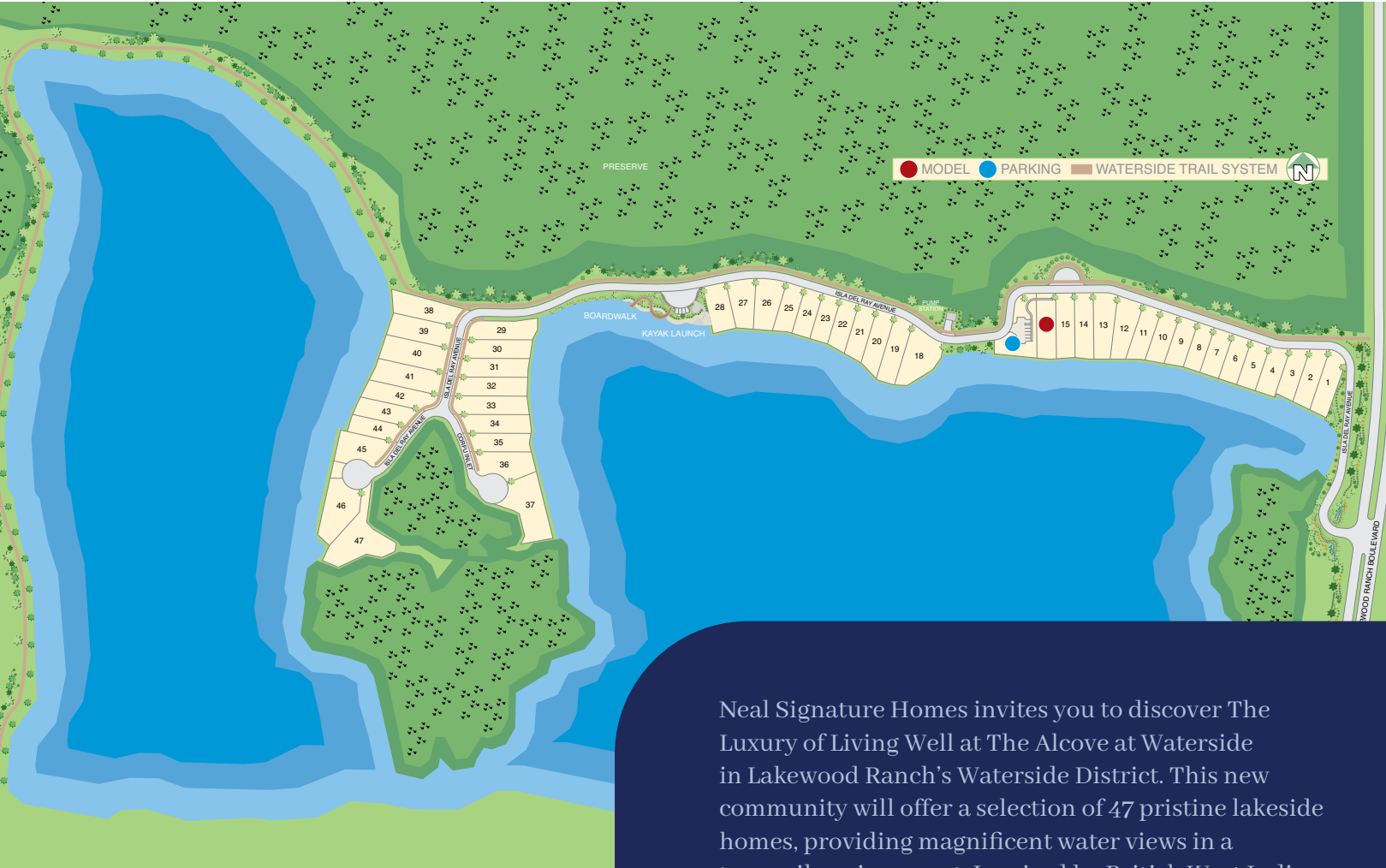


- > NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700**



THE
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Site Plan



Neal Signature Homes invites you to discover The Luxury of Living Well at The Alcove at Waterside in Lakewood Ranch's Waterside District. This new community will offer a selection of 47 pristine lakeside homes, providing magnificent water views in a tranquil environment. Inspired by British West Indies and Coastal architecture, our floorplans will offer many options for personalization.



NEAL SIGNATURE HOMES
The Luxury of Living Well

NealSignatureHomes.com

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DISCLAIMER: This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details show hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.