





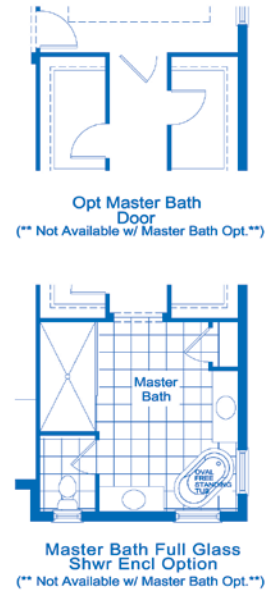
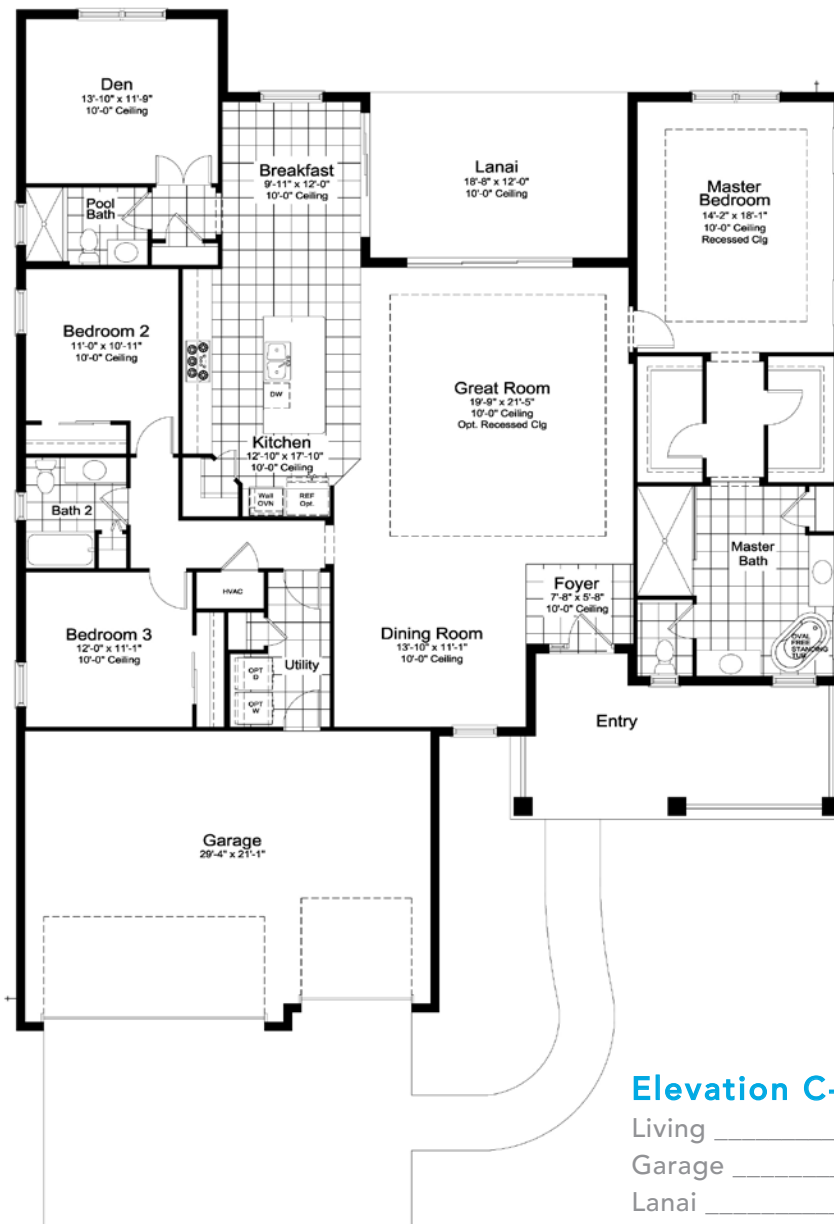
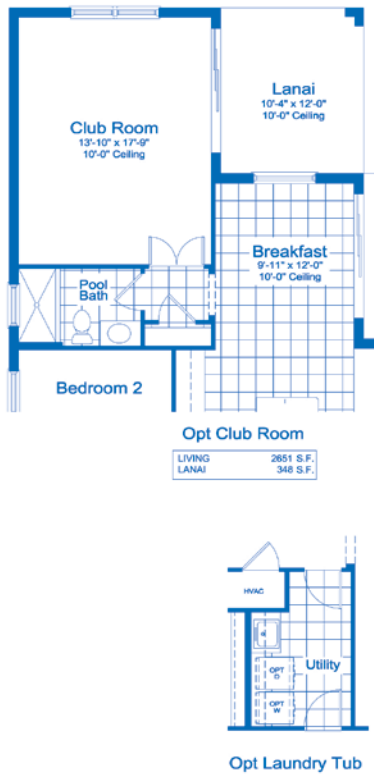
**C-1**



**FH-2**



**BW-1**



### Elevation C-1

|        |         |
|--------|---------|
| Living | 2559 SF |
| Garage | 652 SF  |
| Lanai  | 224 SF  |
| Entry  | 149 SF  |

**Total Area: 3584 SF**



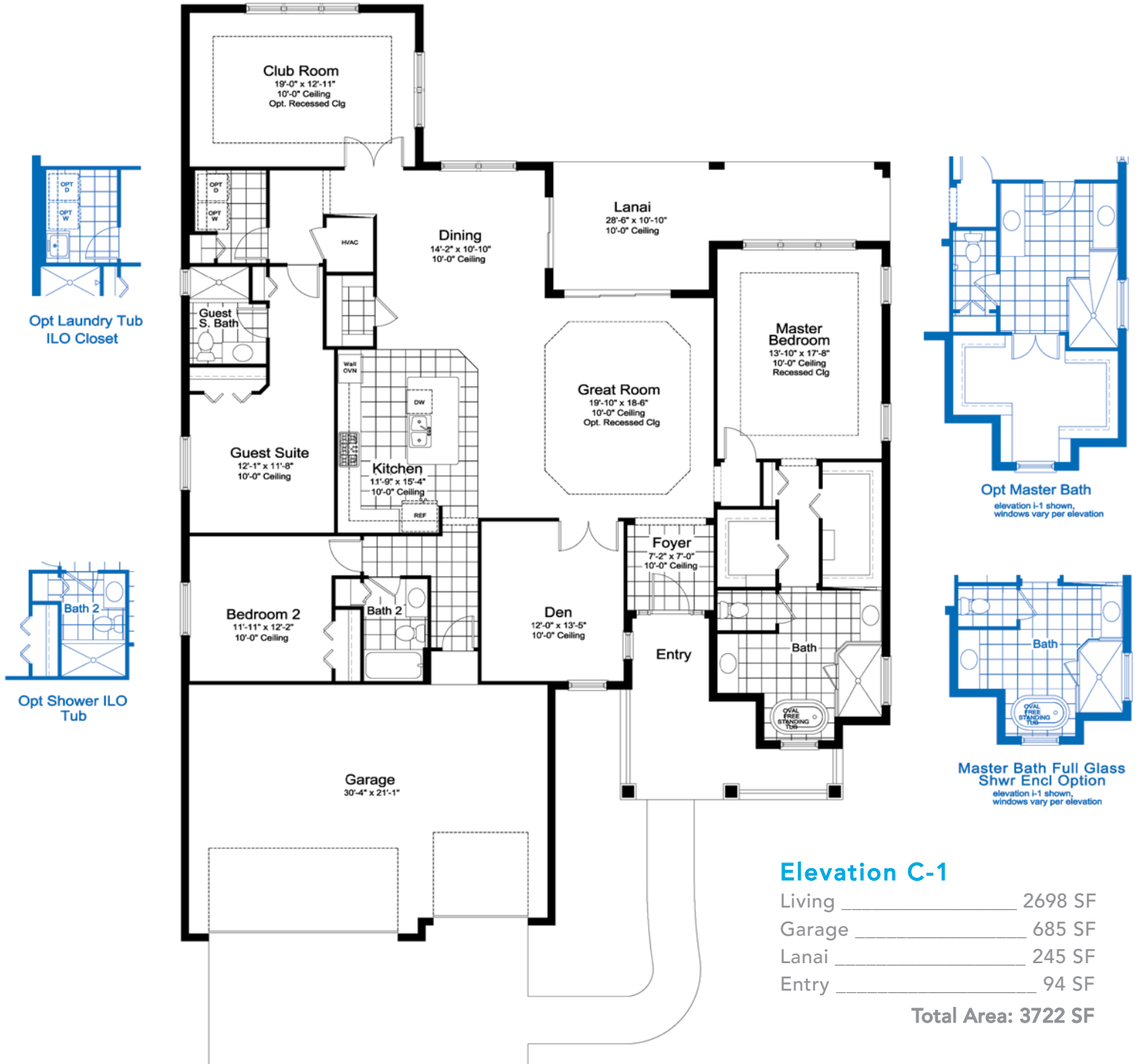
**C-1**



**FH-1**



**BW-1**







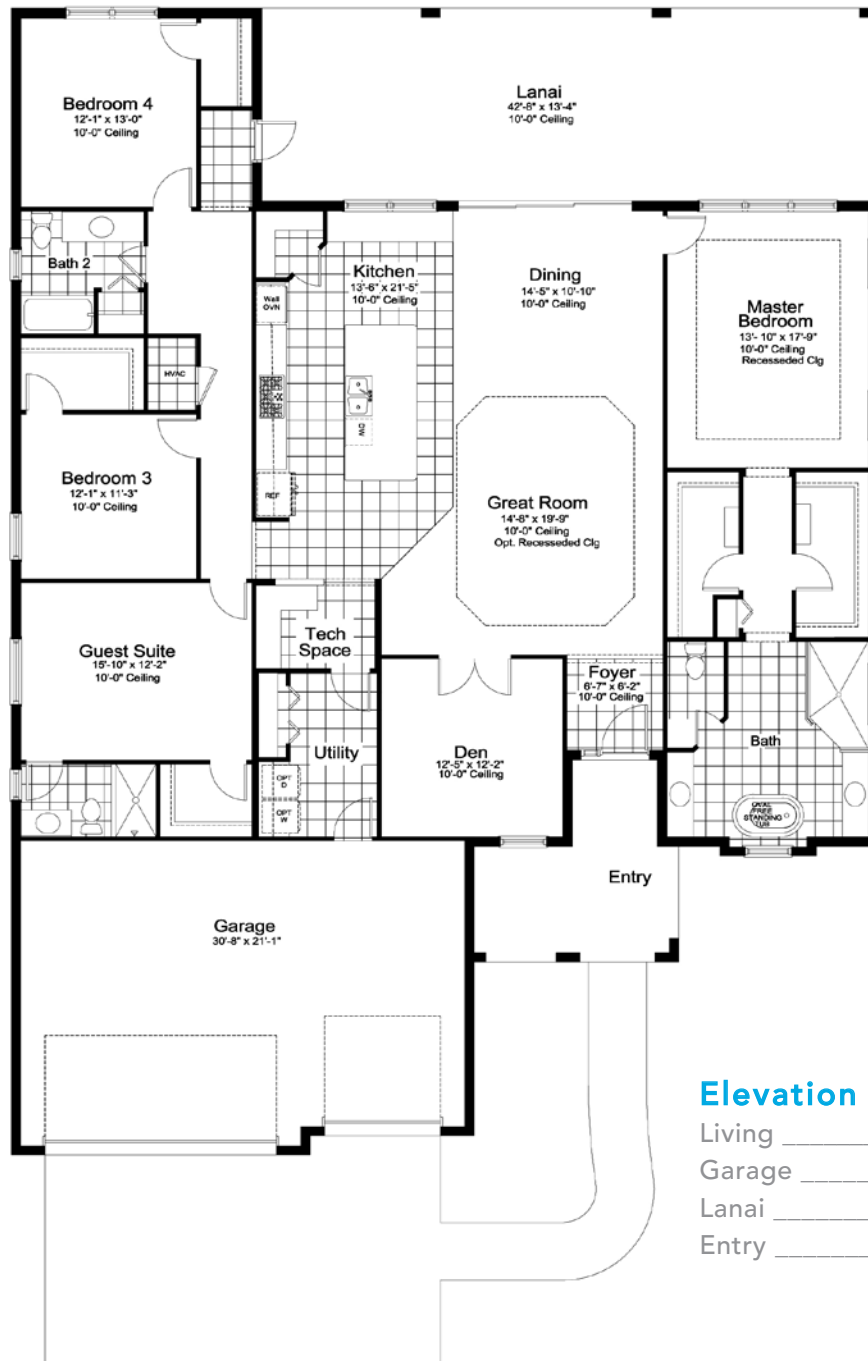
Opt Club Room



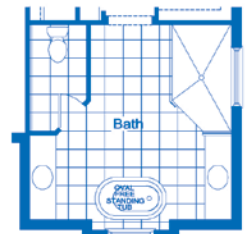
Kitchen Island  
w opt cabinets



Opt Laundry Tub ILO  
Closet



Opt Mud Room ILO  
Tech Space

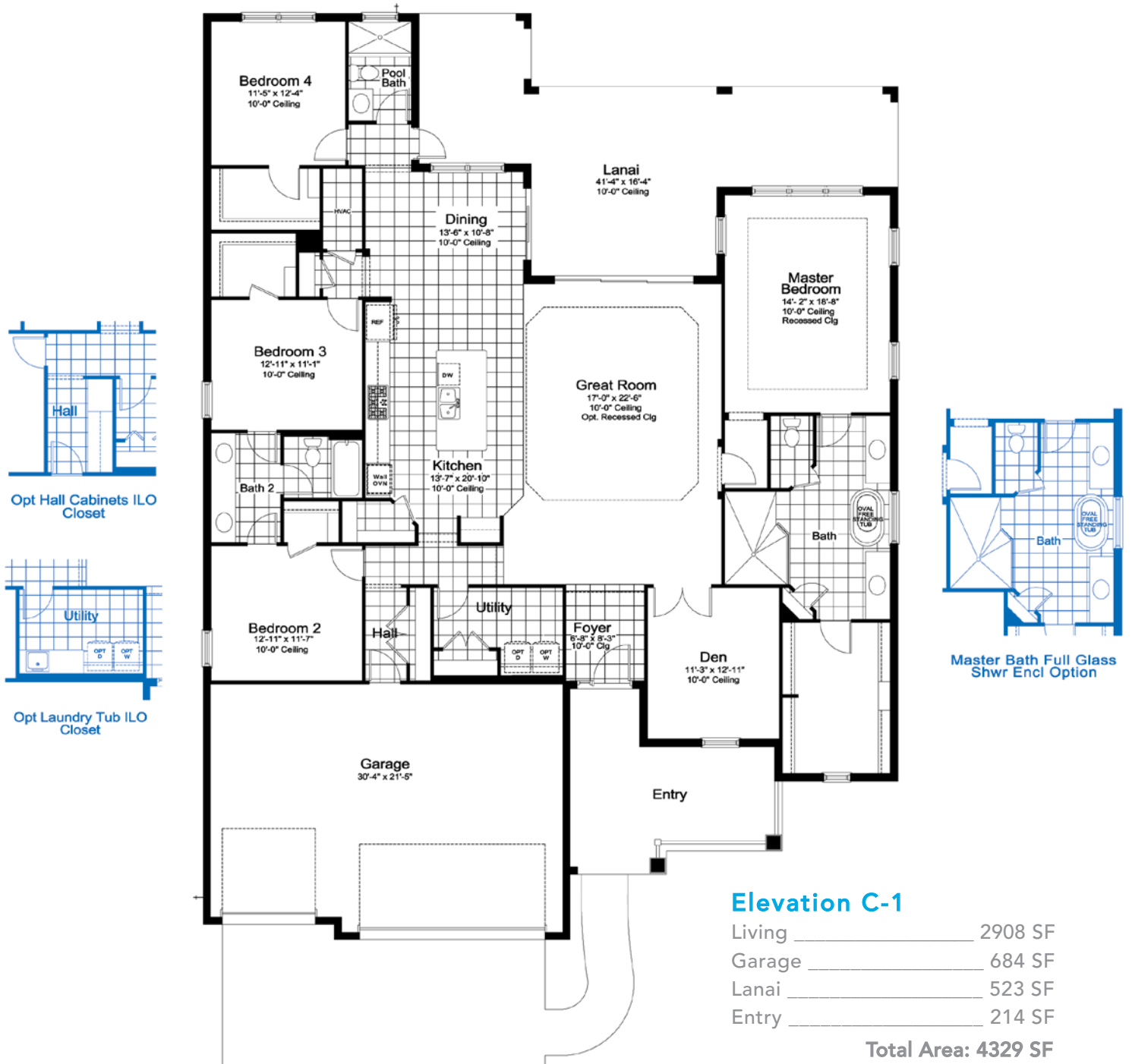


Master Bath Full Glass  
Shwr Encl Option  
windows may vary per elevation

### Elevation BW-1

|        |         |
|--------|---------|
| Living | 2868 SF |
| Garage | 680 SF  |
| Lanai  | 569 SF  |
| Entry  | 147 SF  |

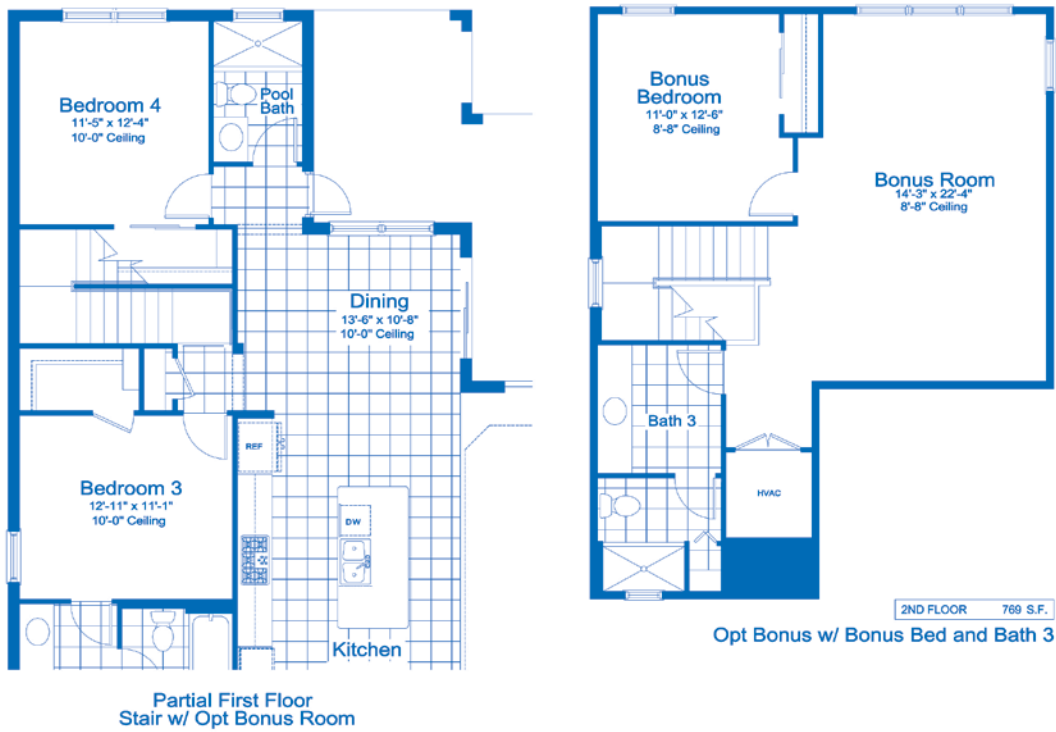
**Total Area: 4264 SF**







**OPTIONAL BONUS ROOM ON ALL ELEVATIONS**



**Elevation C-1**

Living \_\_\_\_\_ 2908 SF  
Opt 2nd Floor \_\_\_\_\_ 769 SF  
Garage \_\_\_\_\_ 684 SF  
Lanai \_\_\_\_\_ 523 SF  
Entry \_\_\_\_\_ 214 SF

**Total Area: 5098 SF**

## 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

- Convenient to all that Lakewood Ranch has to offer
- Resort-style pool and spa
- Childrens pool and play area
- Residents only clubhouse with state-of-the-art fitness center
- 2 tennis courts, 8 pickleball courts and 2 dog parks
- Nature trail with fitness stations
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

## Award-winning Design Features

- Choice of custom-designed Coastal, British West Indies, Farm House, and Island elevations, per plan
- 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 (front yard only)
- Spacious closets with ventilated shelving per plan
- Coffered ceiling in master bedroom (per plan)
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan - Level 1 selections
- 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
- Gutters included on sides only per plan

## Quality Kitchen Features

- General Electric stainless steel appliance package:
  - 5-year General Electric warranty (disposal not included)
  - Wall Oven/Microwave Combo
  - Gas cooktop with designer hood
  - Dishwasher
  - 1/2 HP disposal
- 36" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at hood
- 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
- Level 1 full overlay wood veneer cabinets with stylish hardware



## 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

- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome 2-handle faucets
- Water resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White freestanding tub in master bath per plan
- White tub in guest bath
- Deco mirrored medicine cabinets per plan
- Outside vented exhaust fans in all baths
- 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 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

## 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 plus lanai
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

## Energy Saving Features

- Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- Vinyl windows with Low-E glass
- Aluminum sliding glass doors

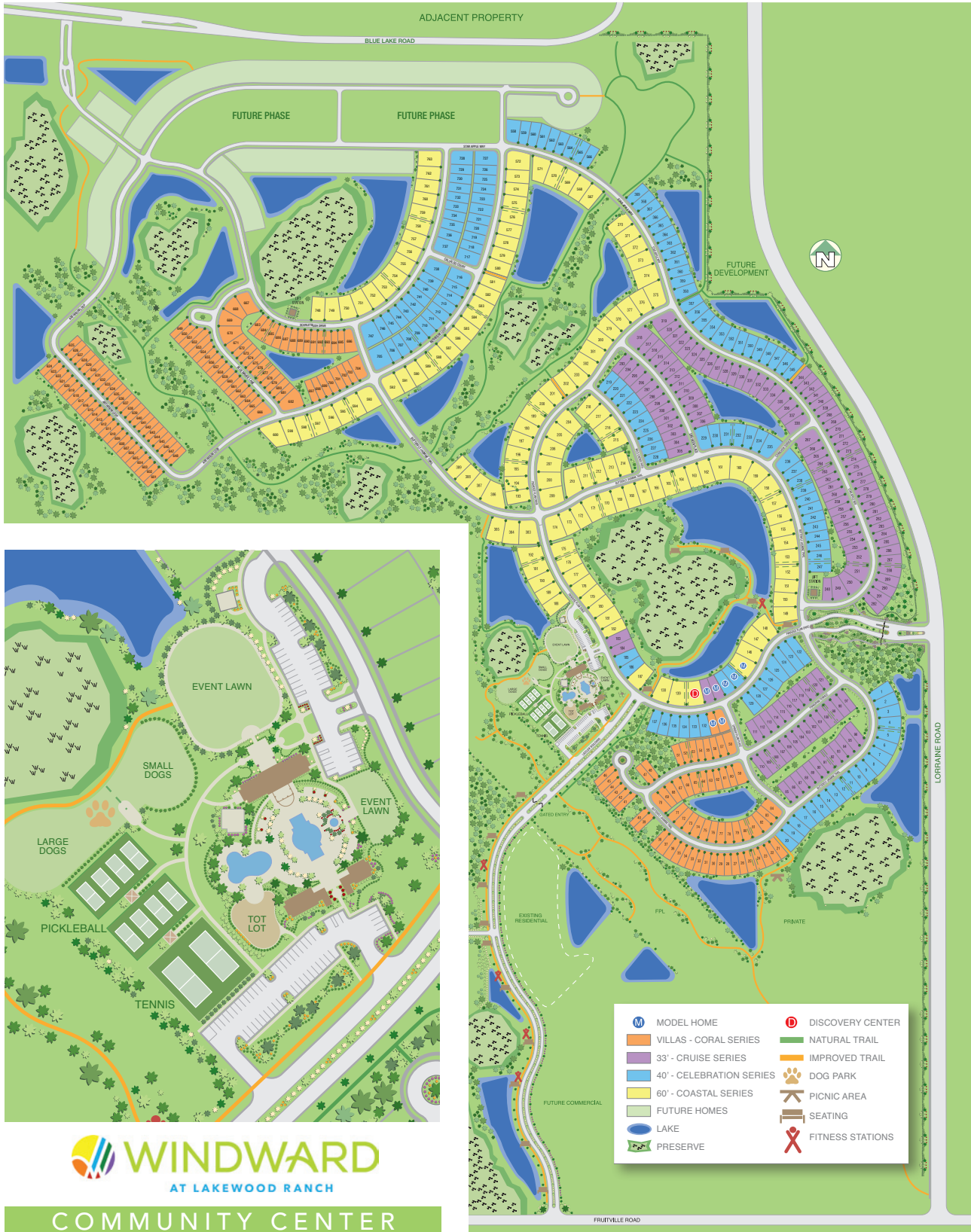


### NEAL GREEN HOME FEATURES

**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





2618 Paradise Plum Drive | Sarasota, FL 34240 | (941) 200-0188  
**WINDWARDFL.COM**

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 shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.

CBC 1256375