







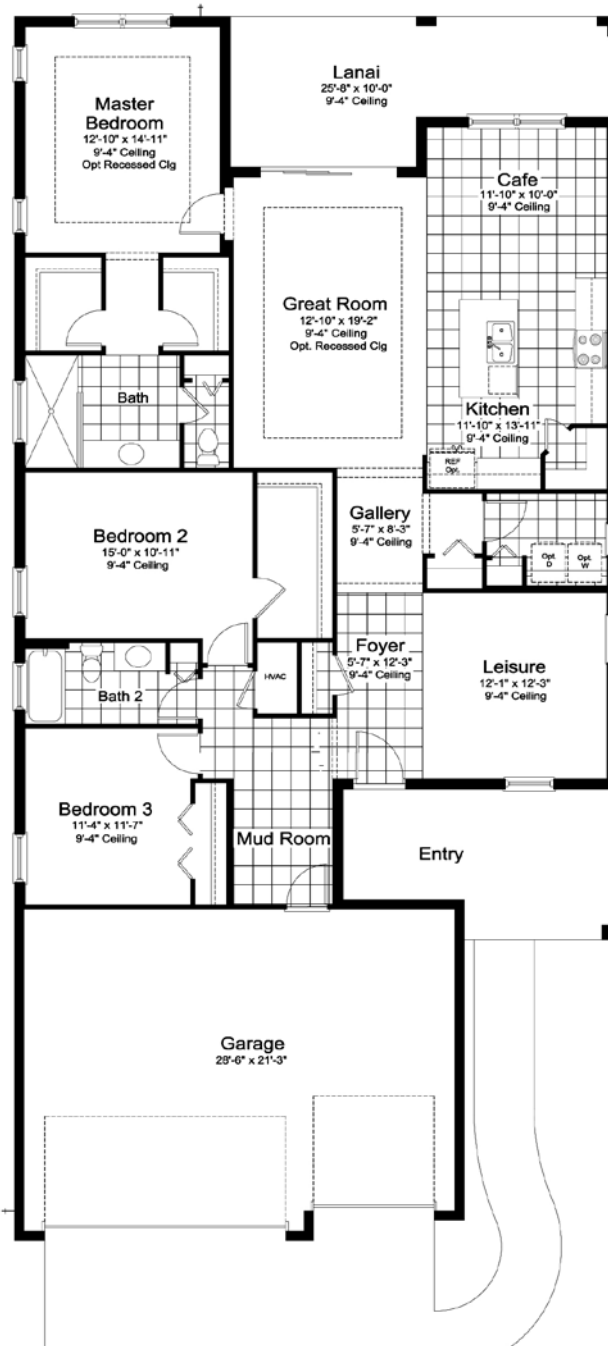
C-1



I-1



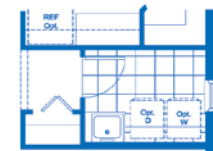
FH-1



Powder Bath ILO WIC In Bedroom 2 Option
** Not Available w / Guest Suite Option or any Bonus Room Options **



Outdoor Kitchen Wall Option
** Not Available w / Pool Bath Opt **



Laundry Tub Option



elevation I1 shown, windows vary per elevation

Den ILO Leisure Option

Elevation C-1

Living	_____	2014 SF
Garage	_____	649 SF
Lanai	_____	212 SF
Entry	_____	160 SF

Total Area: 3035 SF



C-1 w/Bonus

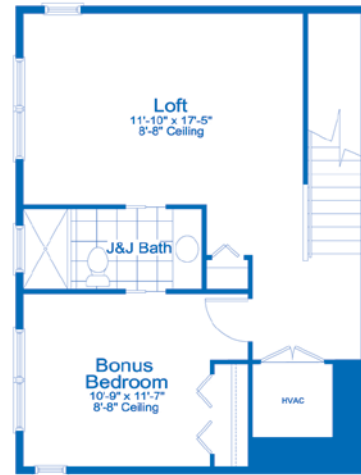
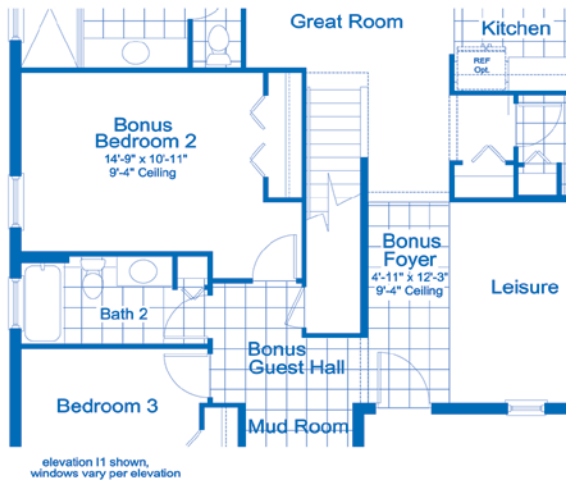


I-1 w/Bonus



FH-1 w/Bonus

OPTIONAL BONUS ROOM



2ND FLOOR 587 S.F.

Elevation C-1

1st Floor	_____	2014 SF
2nd Floor	_____	587 SF
Living	_____	2601 SF
Garage	_____	649 SF
Lanai	_____	212 SF
Entry	_____	160 SF

Total Area: 3622 SF



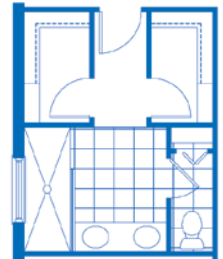
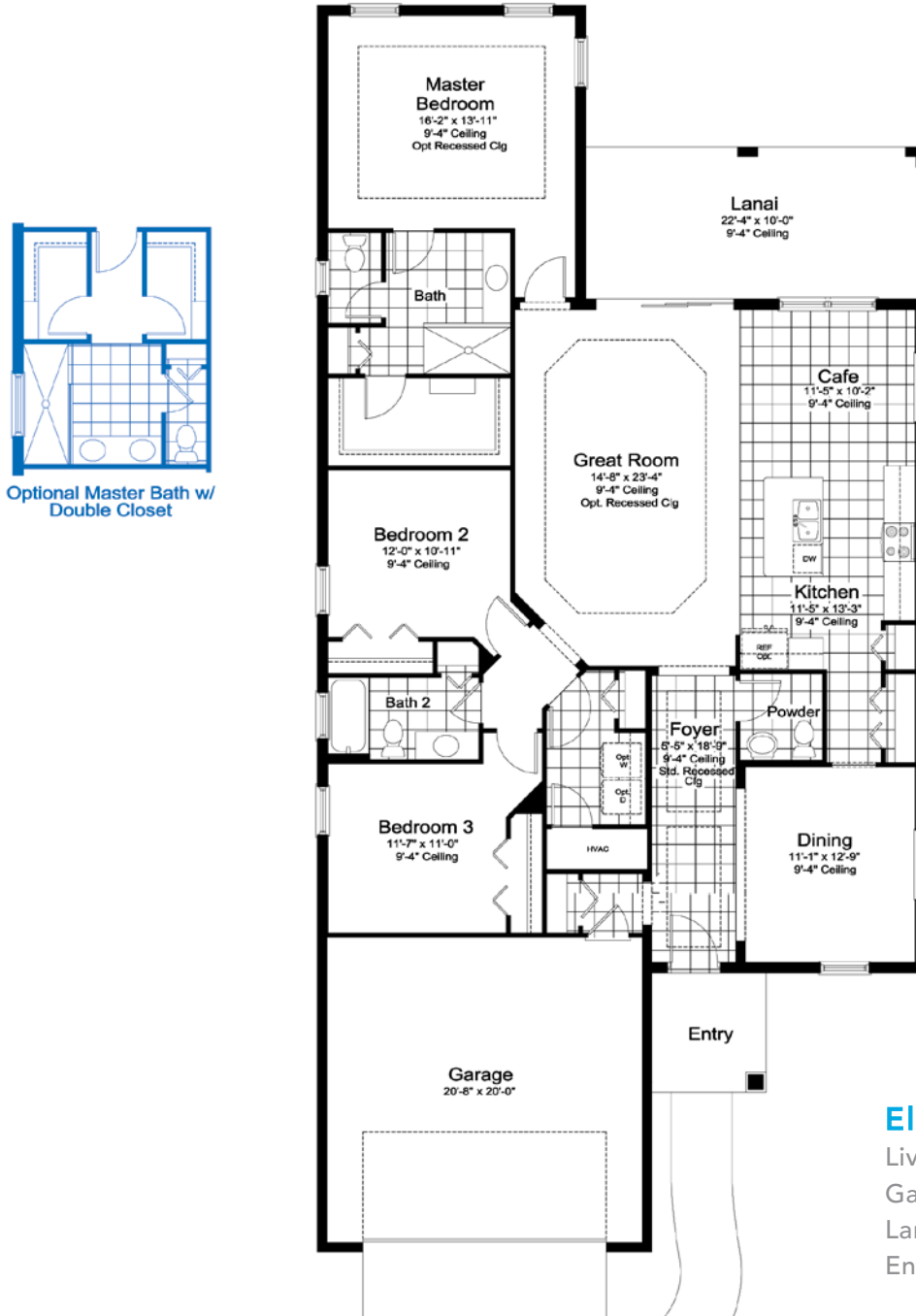
C-1



FH-2



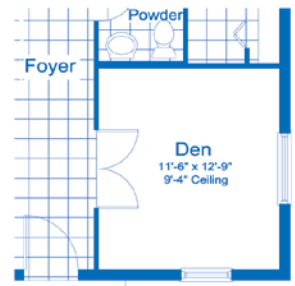
BW-1



Optional Master Bath w/ Double Closet



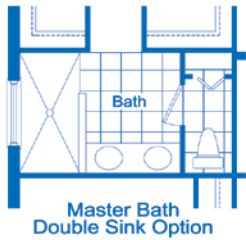
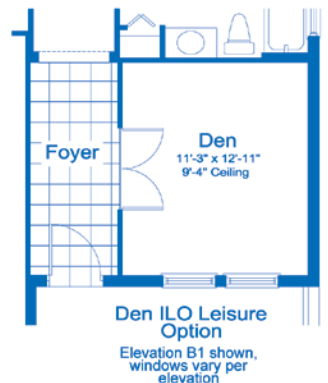
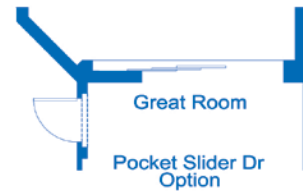
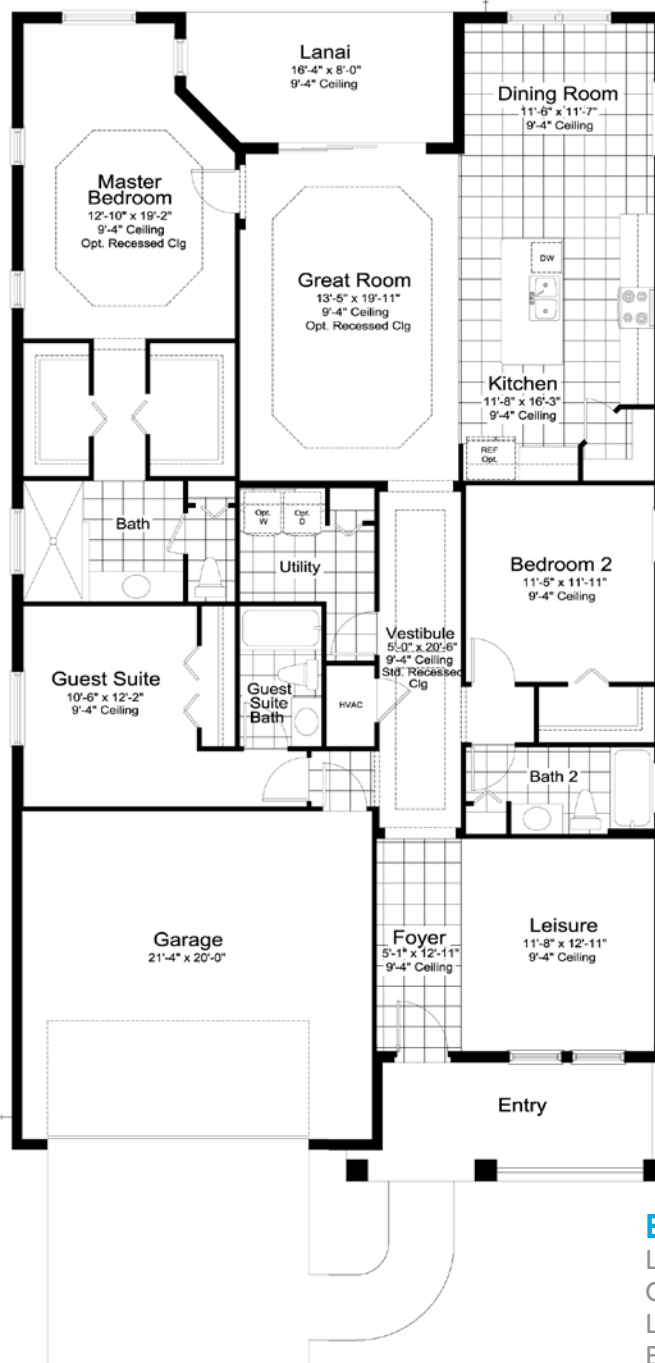
Walk-in Pantry Option
** Not Available w / Guest Suite Opt **



Den ILO Dining Option
** Not Available w / Guest Suite Opt **

Elevation C-1

Living	_____	2064 SF
Garage	_____	453 SF
Lanai	_____	223 SF
Entry	_____	59 SF
Total Area:		2799 SF



Elevation C-1

Living	2110 SF
Garage	460 SF
Lanai	125 SF
Entry	130 SF

Total Area: 2825 SF



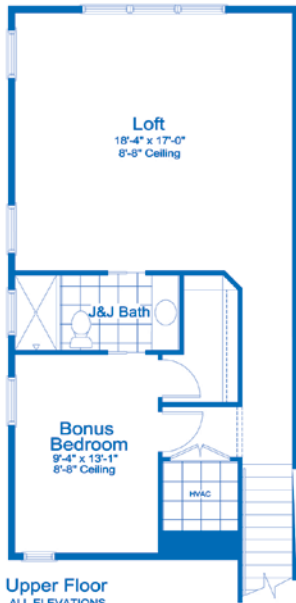
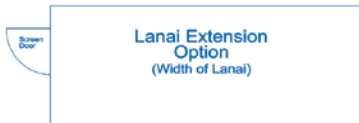
C-1



FH-1



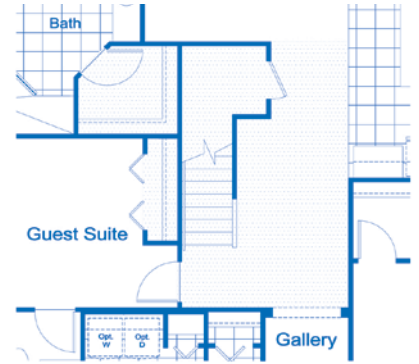
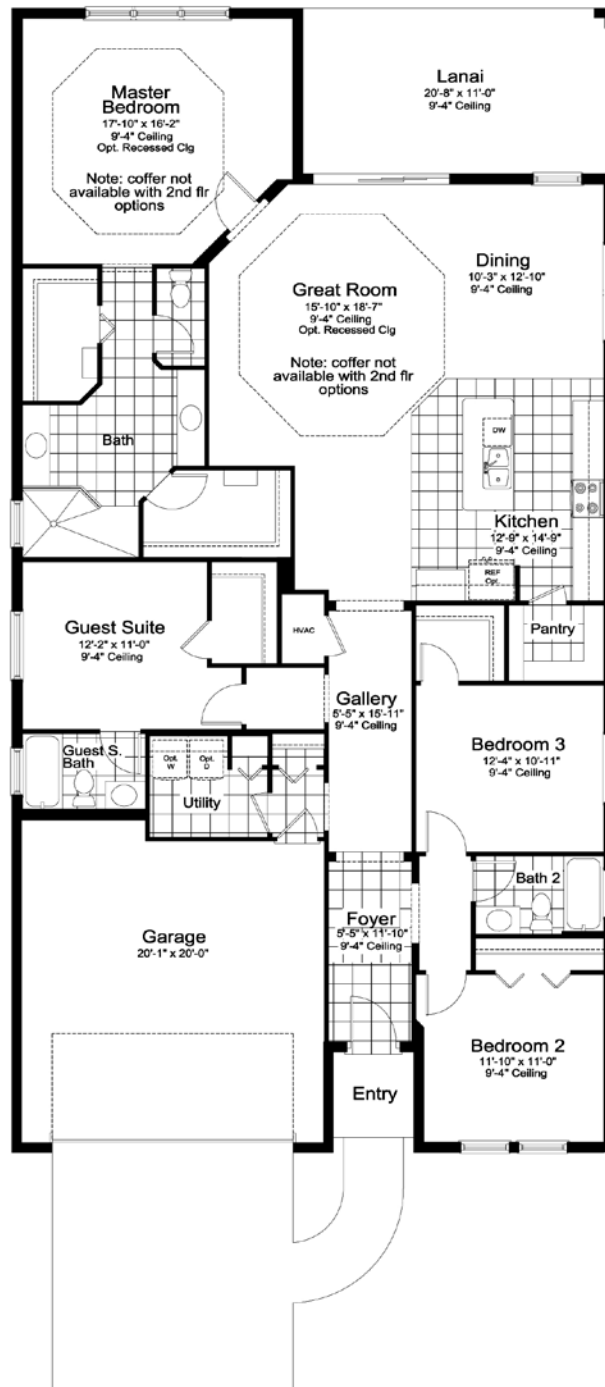
BW-1



Upper Floor w/ Loft, Bonus Bedroom & Jack and Jill Bath Opt



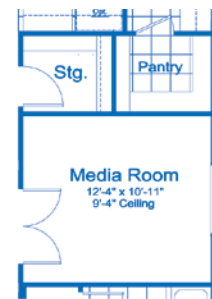
Opt Media Room w/ Powder Bath ILO Bedroom 3



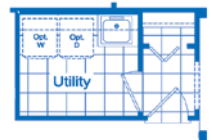
1st Floor when Bonus Room Opt selected
(hatched area represents area changed when adding opt bonus room)

ALL ELEVATIONS

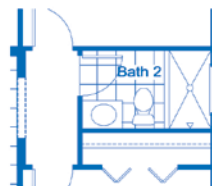
1st FLOOR	2332 S.F.
OPT BONUS	687 S.F.
TOTAL LIVING:	3019 S.F.



Opt Media Room w/ Stg ILO Bedroom 3



Laundry Tub Option

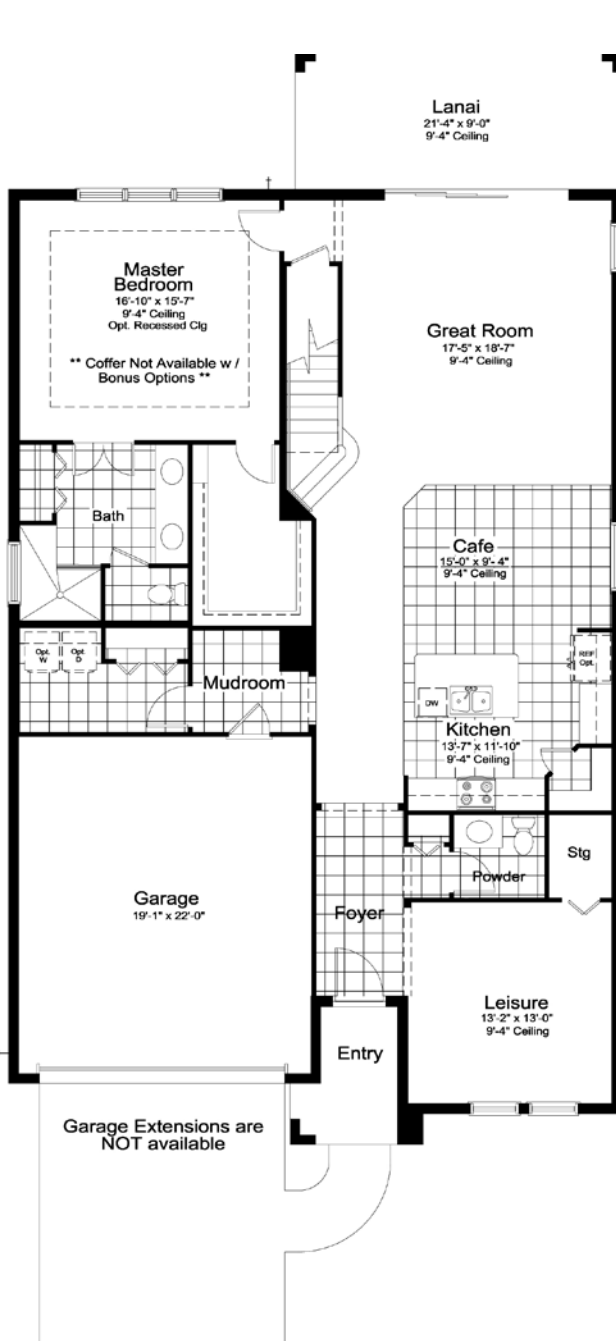


Bath 2 Shower Option

Elevation C-1

Living	2332 SF
Garage	445 SF
Lanai	228 SF
Entry	30 SF

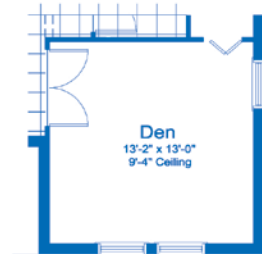
Total Area: 3035 SF



**Upper Floor
ALL ELEVATIONS**



**Master Bath
Option**



**Den ILO Leisure
Option**
elevation B1 shown,
windows vary per elevation

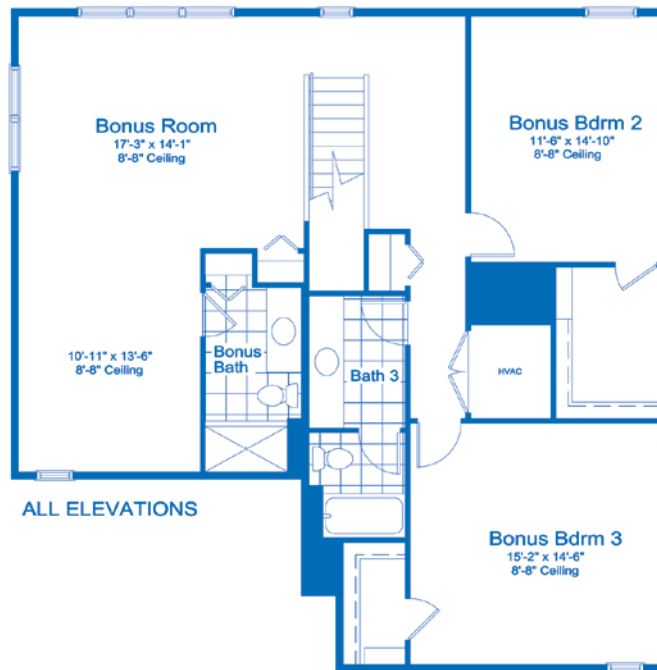
Elevation BW-1

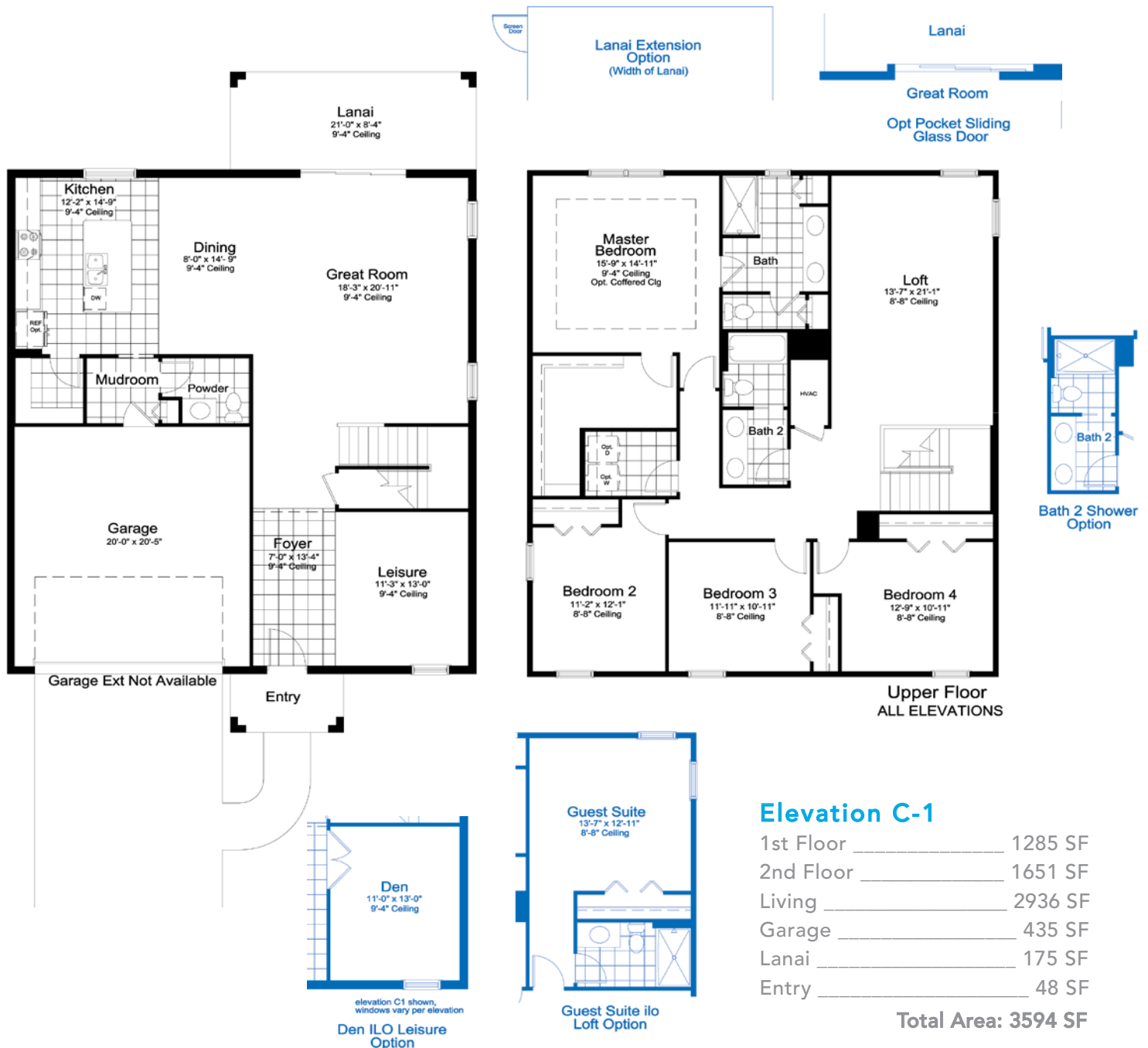
1st Floor	1890 SF
2nd Floor	842 SF
Living	2732 SF
Garage	450 SF
Lanai	192 SF
Entry	39 SF

Total Area: 3413 SF



OPTIONAL EXTENDED BONUS ROOM WITH FULL BATH





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
- 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
- Gutters included only at sides per plan

Quality Kitchen Features

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty (disposal not included)
 - 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

CONTINUED

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 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
- 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 or electric water heater and electric heat pump add (White Star, Applause, Triumph & Laurel 2 are gas, Ovation and Legacy are electric)
- 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 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
- 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
- Natural gas piping per plan
- R-38 ceiling insulation

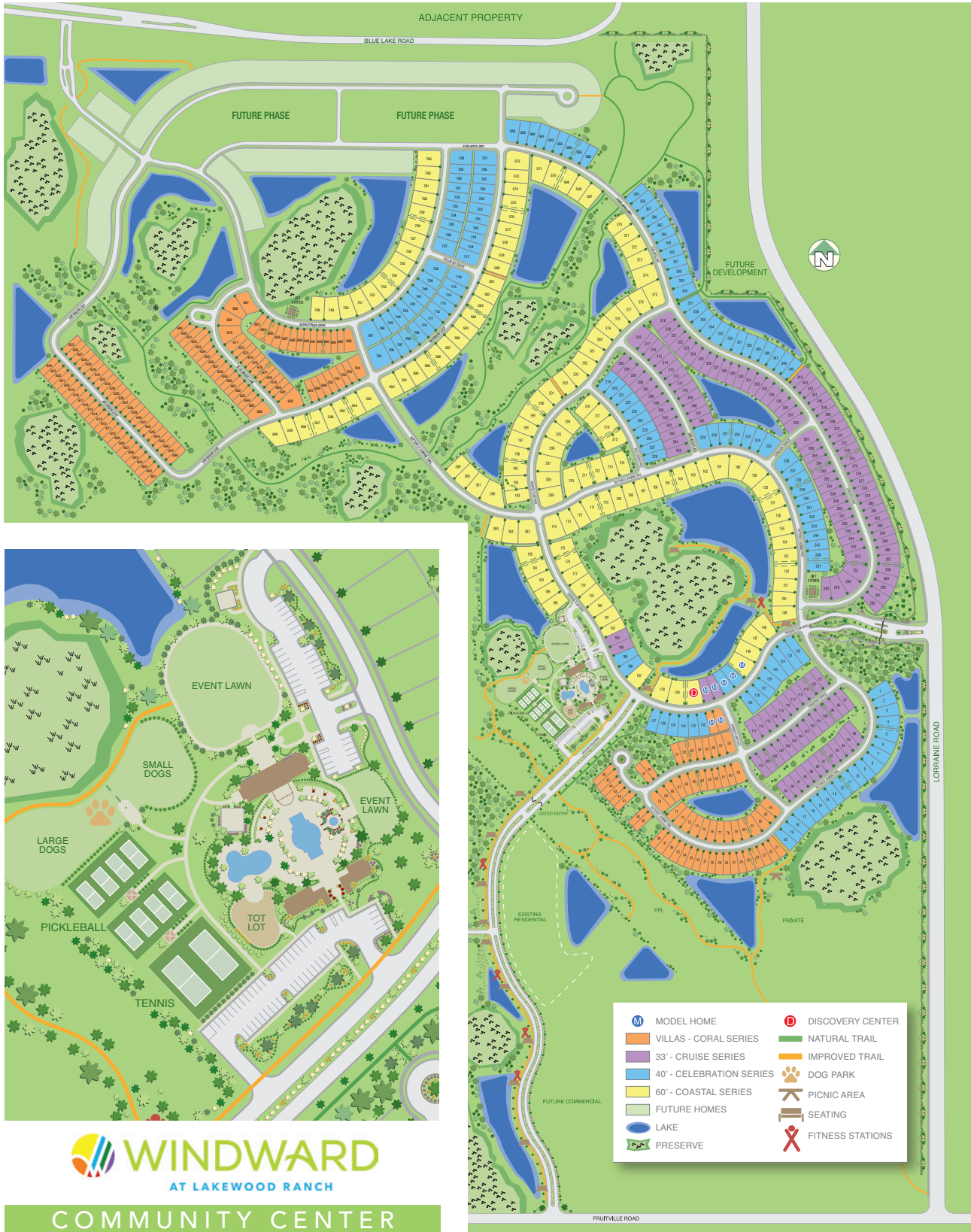


NEAL GREEN HOME FEATURES

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
[WINDWARD FL.COM](http://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