

NEAL COMMUNITIES

Where You Live Matters



CELEBRATION SERIES

Verandah®



INCLUDED FEATURES

CELEBRATION SERIES

NEALCOMMUNITIES

Where You Live Matters

WHERE YOU LIVE MATTERS

- 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

COMMUNITY FEATURES

- Beautifully located private golf course community
- Set on the backdrop of the Orange River
- Full suite of amenities with full-service dining, social events, activities and clubs that create a true sense of community and belonging

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Spanish, French Colonial, and Island elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professionally designed landscape package
- Professional in-house design service
- Neal Design Gallery offers choices for personalization of your home
- Exterior textured wall finish with siding OR banding and accents per plan
- The proven quality, service, and integrity of Neal Communities

LUXURY FEATURES

- Textured finish on walls and ceiling
- Classic colonial moldings
- 3-1/4" colonial baseboards
- Colonial windows (in select locations)
- Decorative coach lights
- Solid Surface window sills per plan
- Stylish lever door hardware
- Classic 2-panel interior doors
- Professionally landscaped home site including mulch and 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
- Painted garage floor
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES

- General Electric® appliance package in white or black:
 - 5-year General Electric warranty
 - Over-the-range microwave
 - Refrigerator
 - Gas Range
 - Dishwasher
- Moen® 1/2 HP disposal
- 42" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave/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
- Recessed panel wood veneer cabinets with stylish hardware (Timberlake)
- 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 OR Impact Resistant Windows per plan
- PEX water lines throughout
- Roof with concrete roof tiles OR 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

- Insulated Low-E double glazed windows and sliding glass doors
- Natural gas piping per plan
- R-30 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
- 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
- Arc prevention circuits in bedrooms
- GFI safety outlets in all wet areas
- GFI exterior outlets 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 to include three (3) combo outlets (Cat 5 phone/data and RG6 coax) locations (choice of locations)
- One wireless access point prewire



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SITE PLAN

CELEBRATION SERIES

Verandah[®]
IT'S DIFFERENT HERE



CELEBRATION SERIES

Living Area: 1,778 - 2,332 sq. ft.

- 1- and 2-Story with Open Floorplans
- Great Room, Dining, and Den
- Up to 5 Bedrooms, 4 Baths
- 2-Car Garage



COASTAL SERIES

Living Area: 2,559 - 2,908 sq. ft.

- 1- and 2-Story with Open Floorplans
- Great Room, Dining, and Den
- Up to 5 Bedrooms, 3 Baths
- 3-Car Garage



NEAL COMMUNITIES

Where You Live Matters

Neal Communities reserves the right to change elevations, floor plans, specifications and prices without notice. All renderings, elevations, floor plans 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 insert 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. ©Neal Communities. CBC 1256375

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IMAGINATION 2

CELEBRATION SERIES



NI-1



C-1



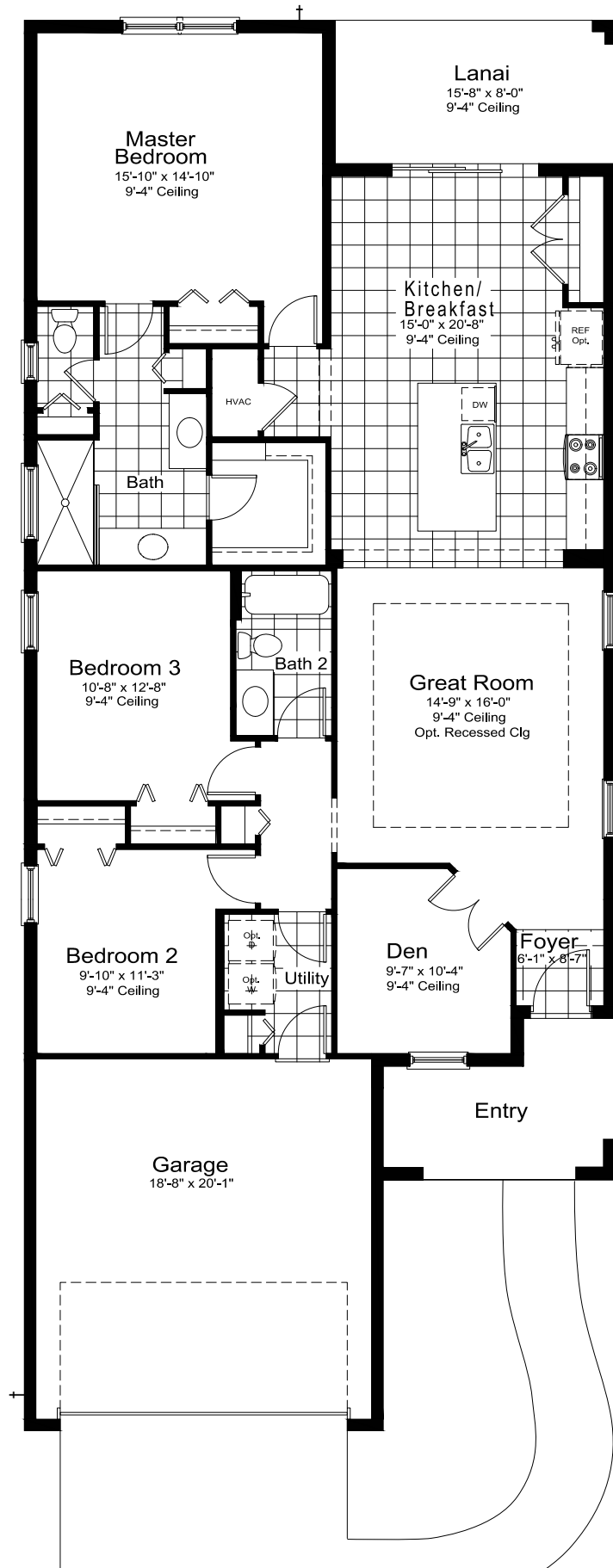
C-2

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IMAGINATION 2

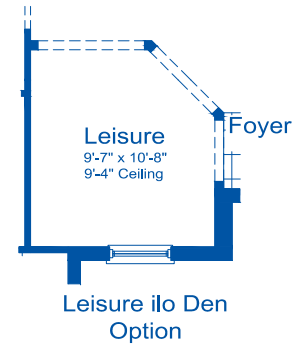
CELEBRATION SERIES



ELEVATION NI-1

3 Bed | 2 Bath | Den | 2-Car Garage

Living Area	1,778 SF
Garage	415 SF
Lanai	125 SF
Entry	96 SF
Total Area	2,414 SF



DREAM 2

CELEBRATION SERIES



NI-1



C-1



C-2

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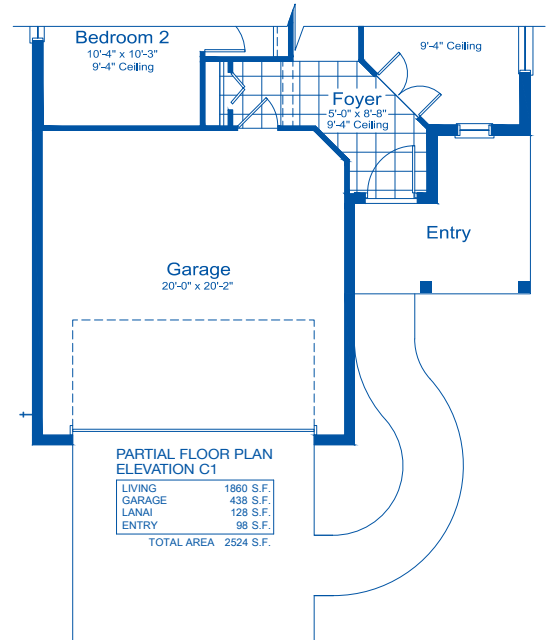
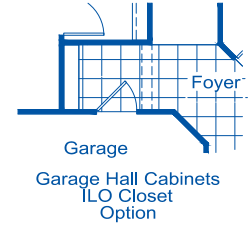
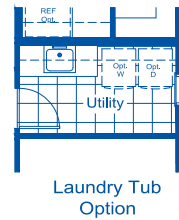
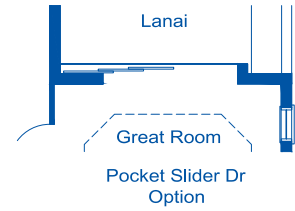
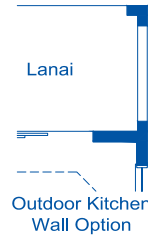
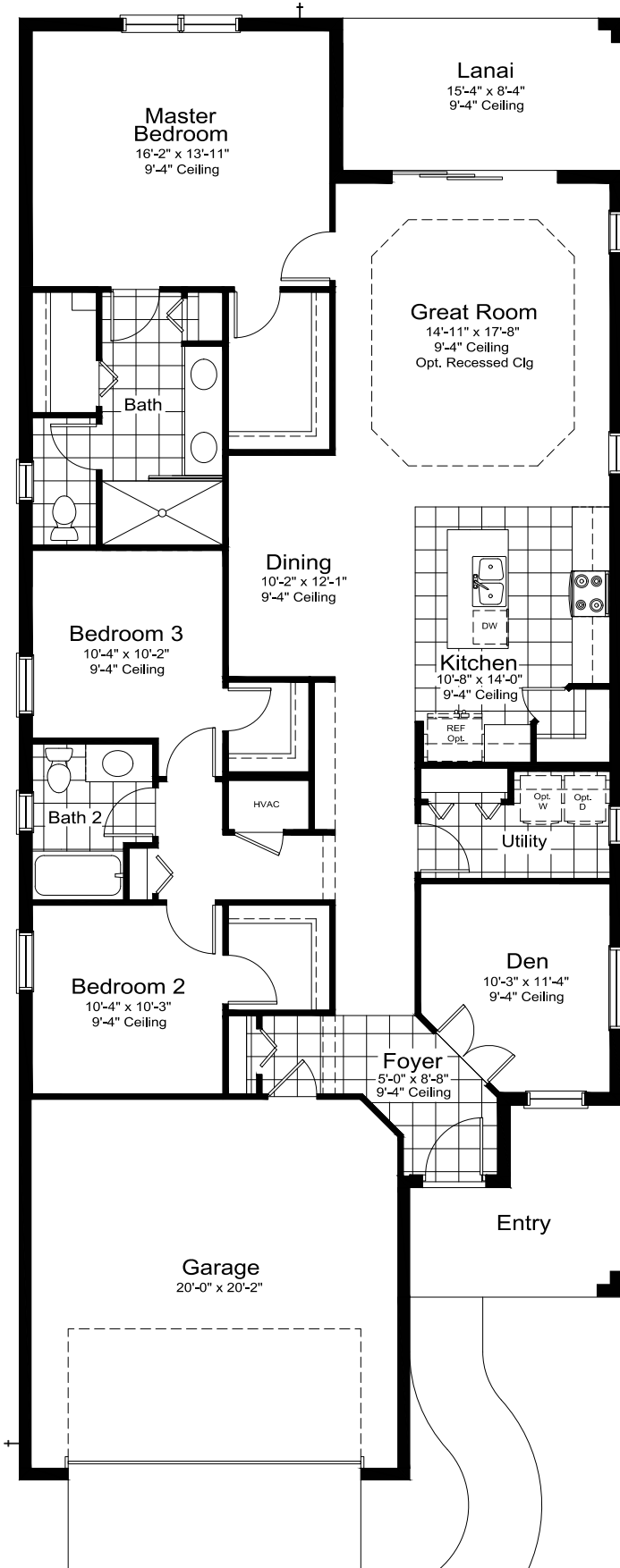
DREAM 2

CELEBRATION SERIES

ELEVATION NI-1

3 Bed | 2 Bath | Den | 2-Car Garage

Living Area	1,860 SF
Garage	438 SF
Lanai	128 SF
Entry	96 SF
Total Area	2,524 SF



BRILLIANCE

CELEBRATION SERIES



NI-1



FC-1



I-1

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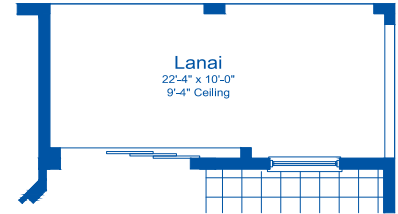
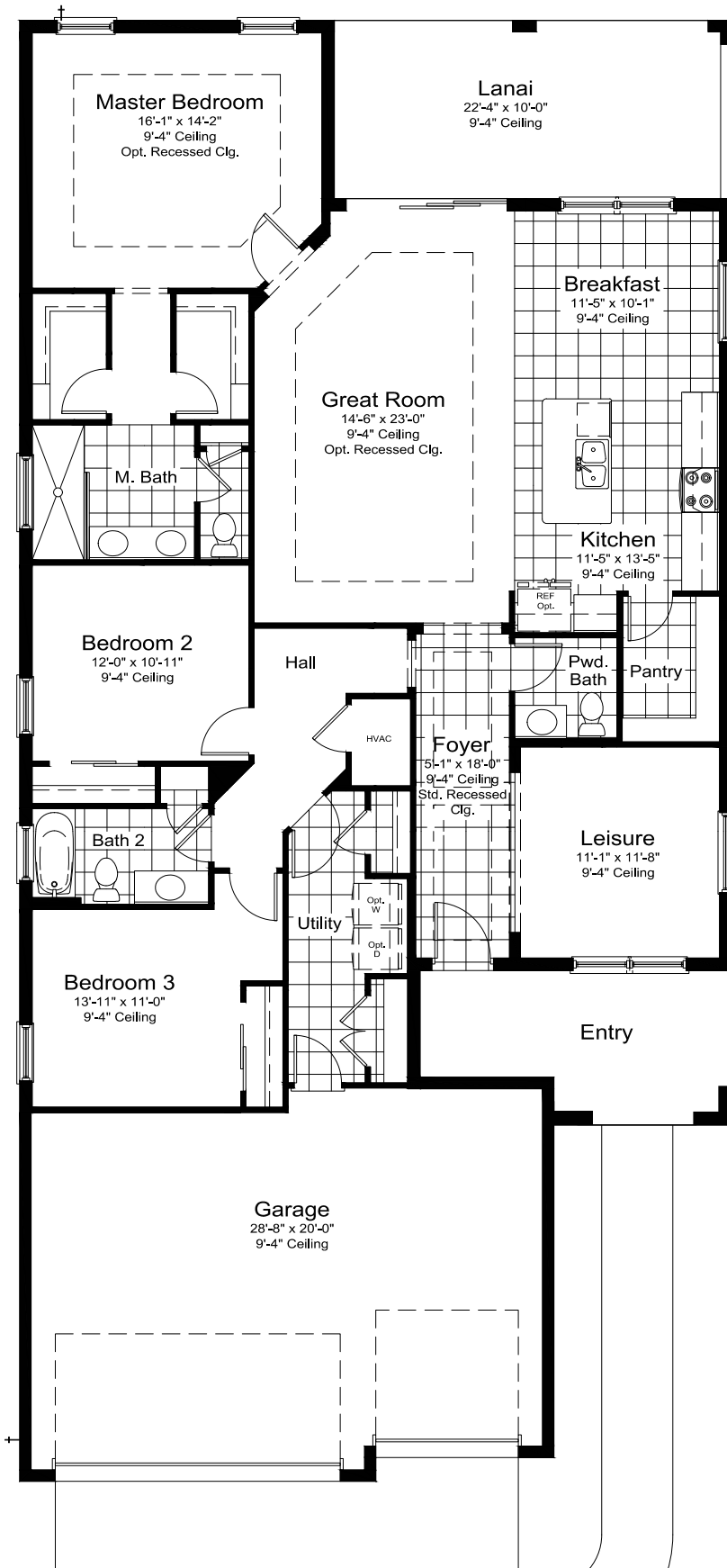
BRILLIANCE

CELEBRATION SERIES

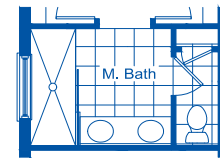
ELEVATION NI-1

3 Bed | 2 Bath | Leisure room | 3-Car Garage

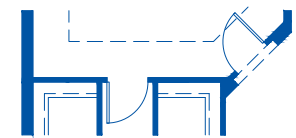
Living Area.....	2,079 SF
Garage.....	633 SF
Lanai.....	223 SF
Entry.....	132 SF
Total Area	3,067 SF



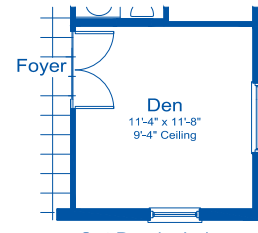
Opt Pocket Sliding Glass Door in Great Room w/ Single Window in Breakfast



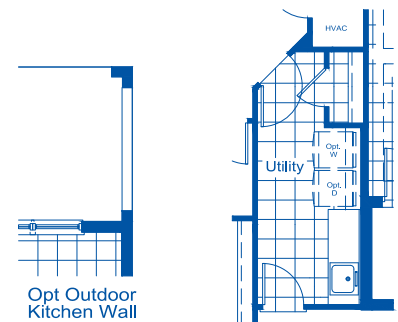
Master Bath Full Glass Shwr Encl Option



Opt Master Bath Door



Opt Den ilo Leisure



Opt Outdoor Kitchen Wall

Laundry Tub Option

FRESH SPRING

CELEBRATION SERIES



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FRESH SPRING

CELEBRATION SERIES

ELEVATION S-2

3 Bed | 2 Bath | Leisure | Great Room | 2-Car Garage

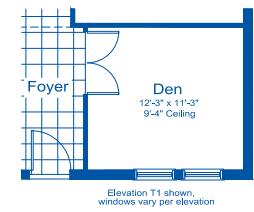
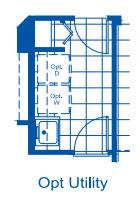
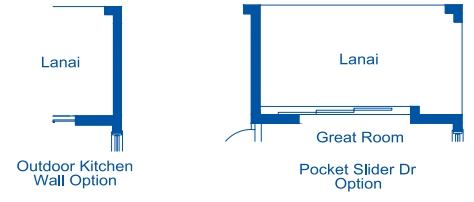
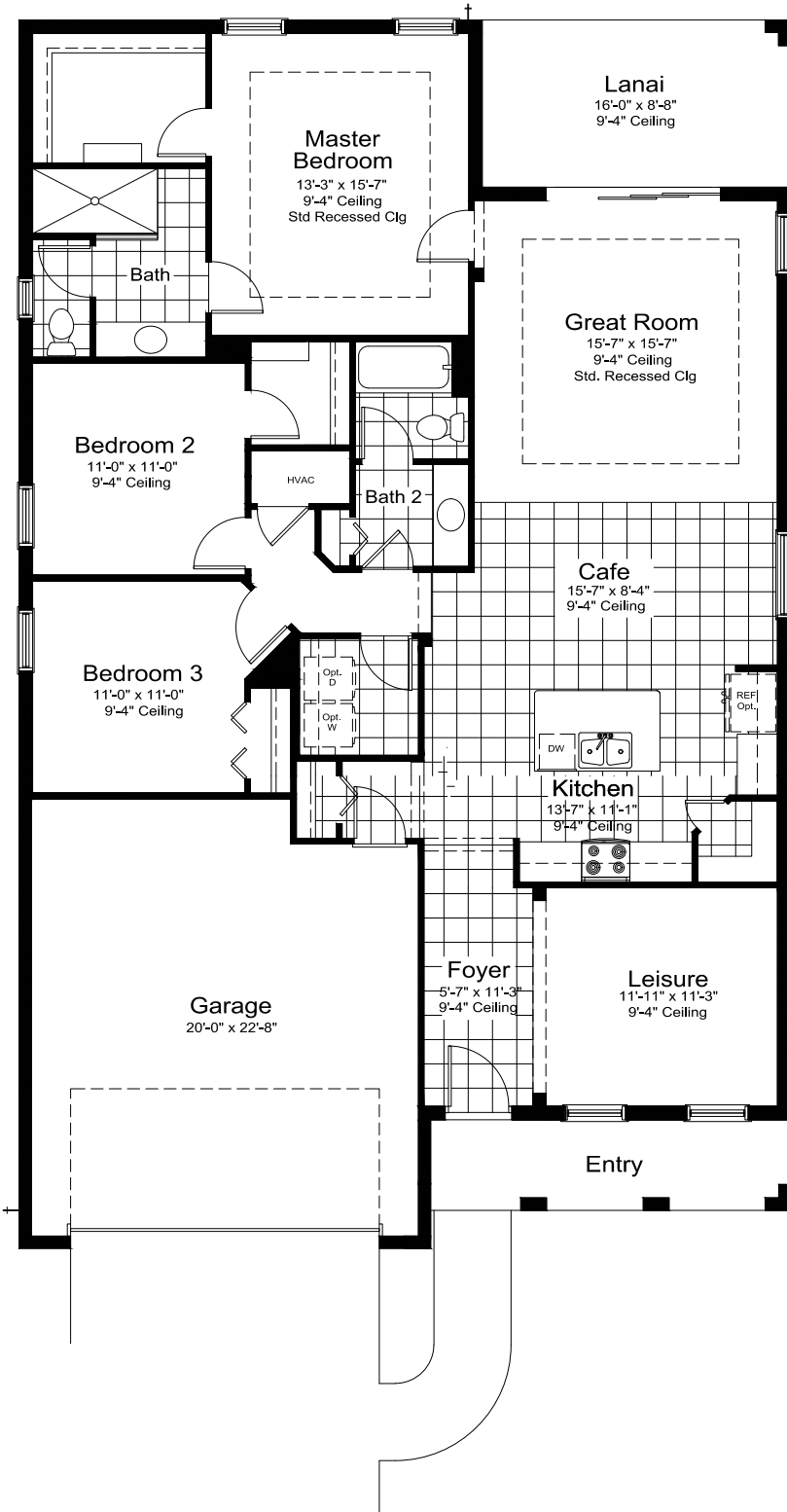
Living Area 1,812 SF

Garage 471 SF

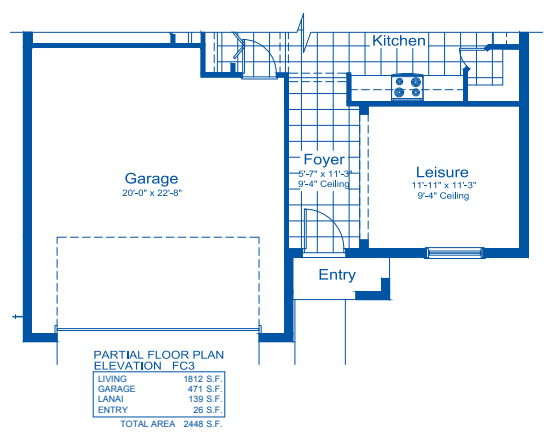
Lanai 139 SF

Entry 36 SF

Total Area 2,458 SF



Den ILO Leisure Option



WHITE STAR

CELEBRATION SERIES



S-1



S-2



I-4



FC-2



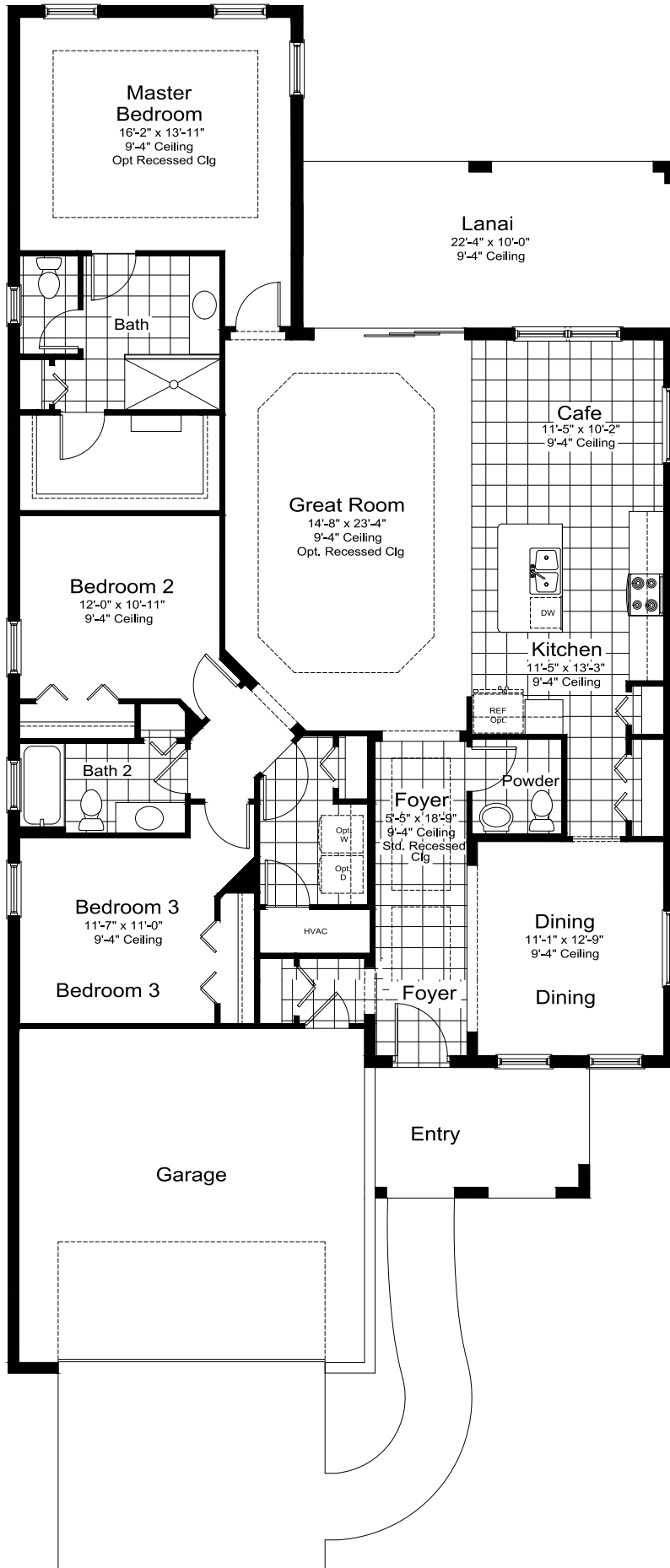
FC-3

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WHITE STAR

CELEBRATION SERIES



ELEVATION S-1

3 Bed | 2.5 Bath | Dining | Great Room | 2-Car Garage

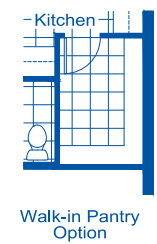
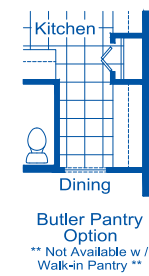
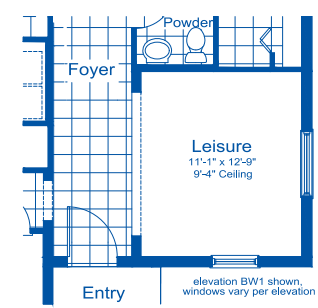
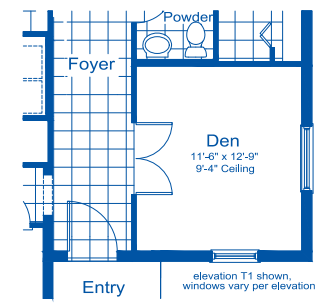
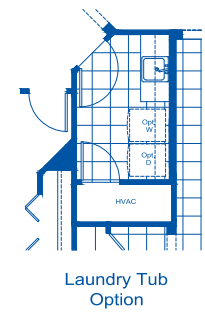
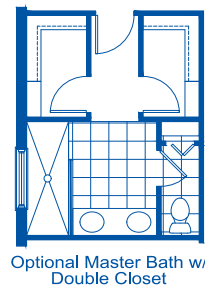
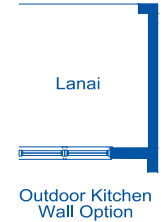
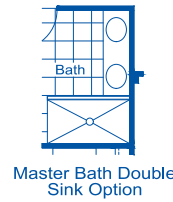
Living Area 2,064 SF

Garage 453 SF

Lanai 223 SF

Entry 98 SF

Total Area 2,838 SF



APPLAUSE

CELEBRATION SERIES



S-2



FC-1



I-4

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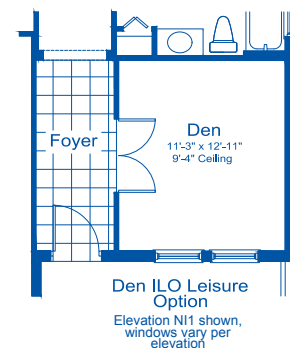
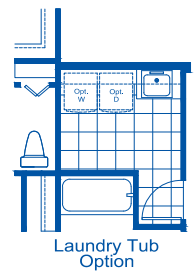
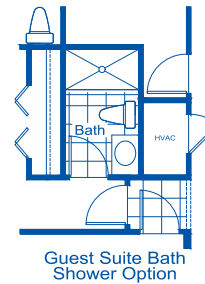
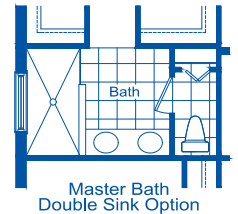
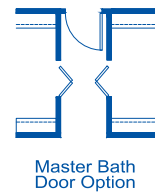
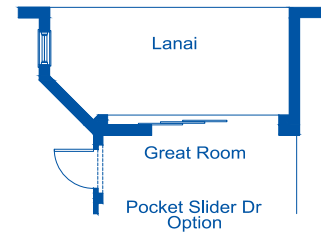
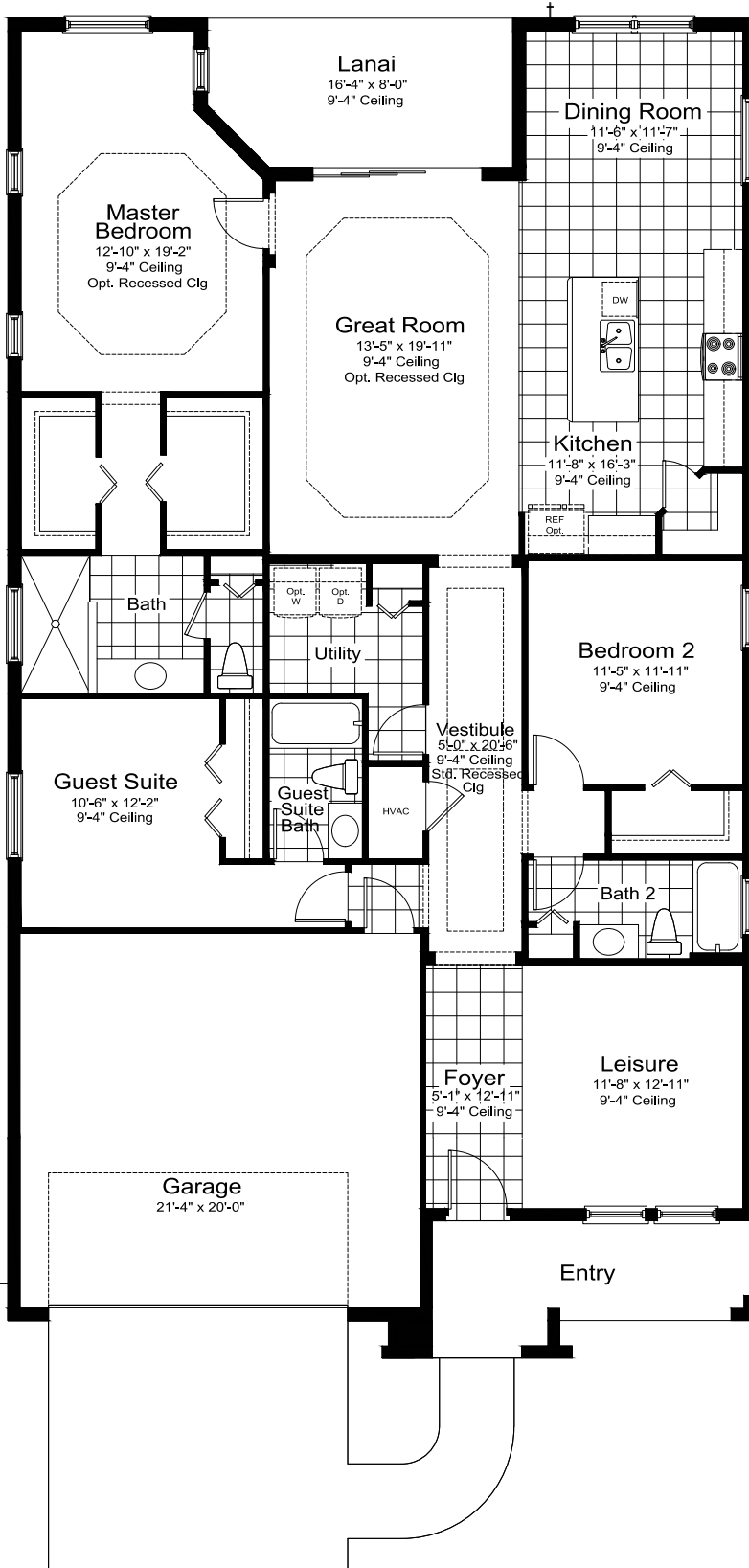
APPLAUSE

CELEBRATION SERIES

ELEVATIONS S-2

3 Bed | 3 Bath | Leisure | Dining | Great Room | 2-Car Garage

Living Area	2,110 SF
Garage	460 SF
Lanai	125 SF
Entry	110 SF
Total Area	2,805 SF



STARLIGHT 2

CELEBRATION SERIES



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STARLIGHT 2

CELEBRATION SERIES

ELEVATION S-1

3 Bed | 2.5 Bath | Dining | Den | Great Room | 2-Car Garage

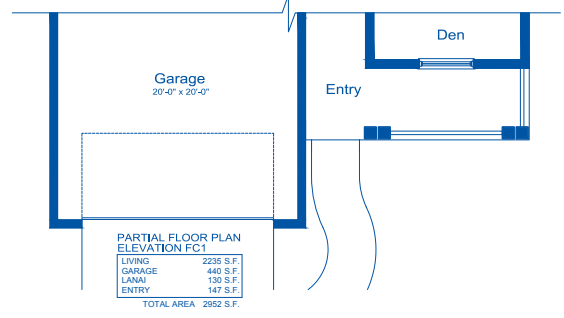
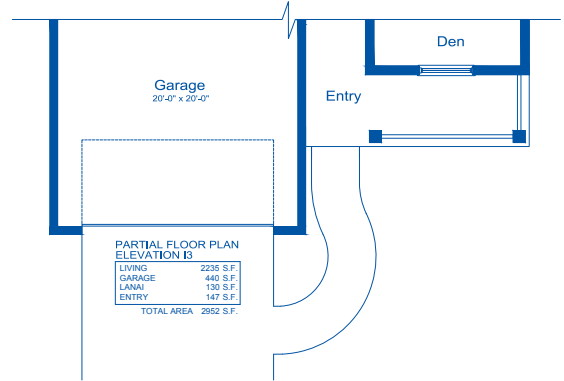
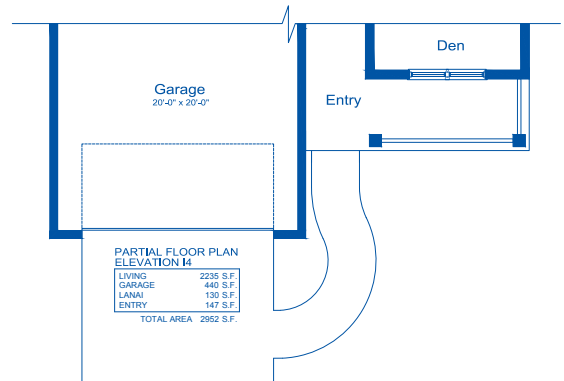
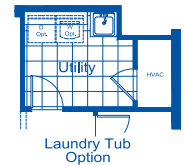
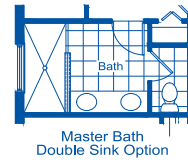
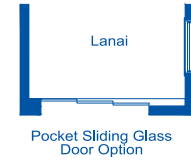
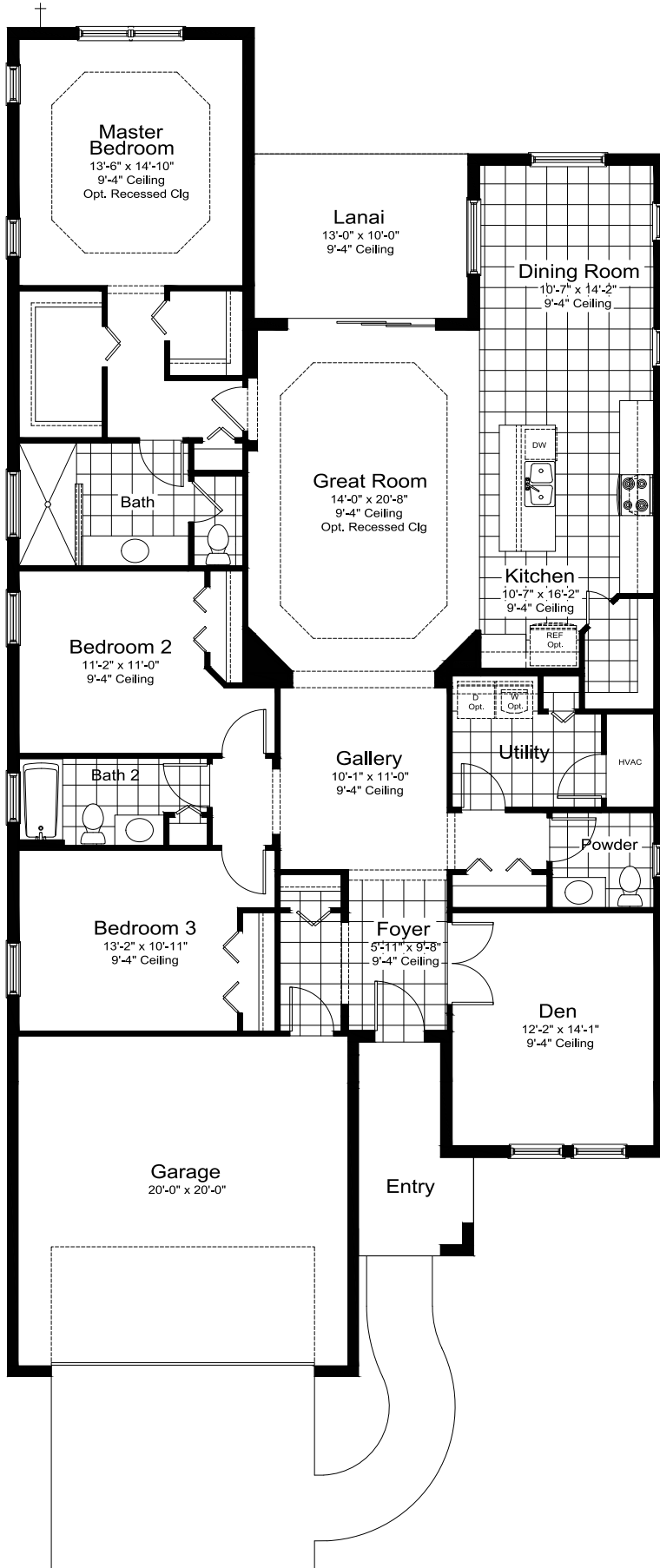
Living Area 2,235 SF

Garage 440 SF

Lanai 130 SF

Entry 147 SF

Total Area 2,952 SF



MEADOW BROOK

CELEBRATION SERIES



NI-2



NI-2 (w/Bonus)



I-1



I-1 (w/Bonus)

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MEADOW BROOK

CELEBRATION SERIES



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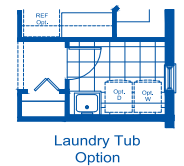
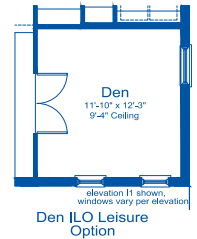
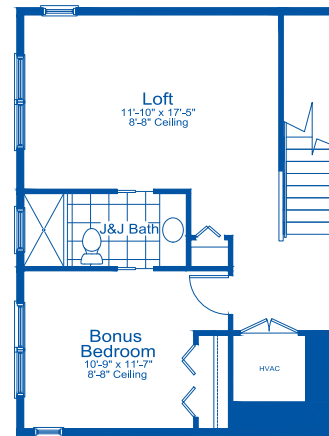
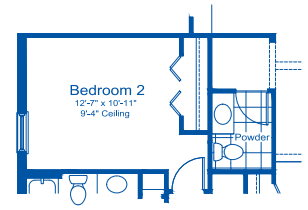
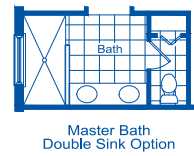
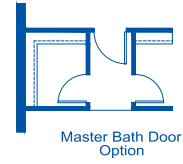
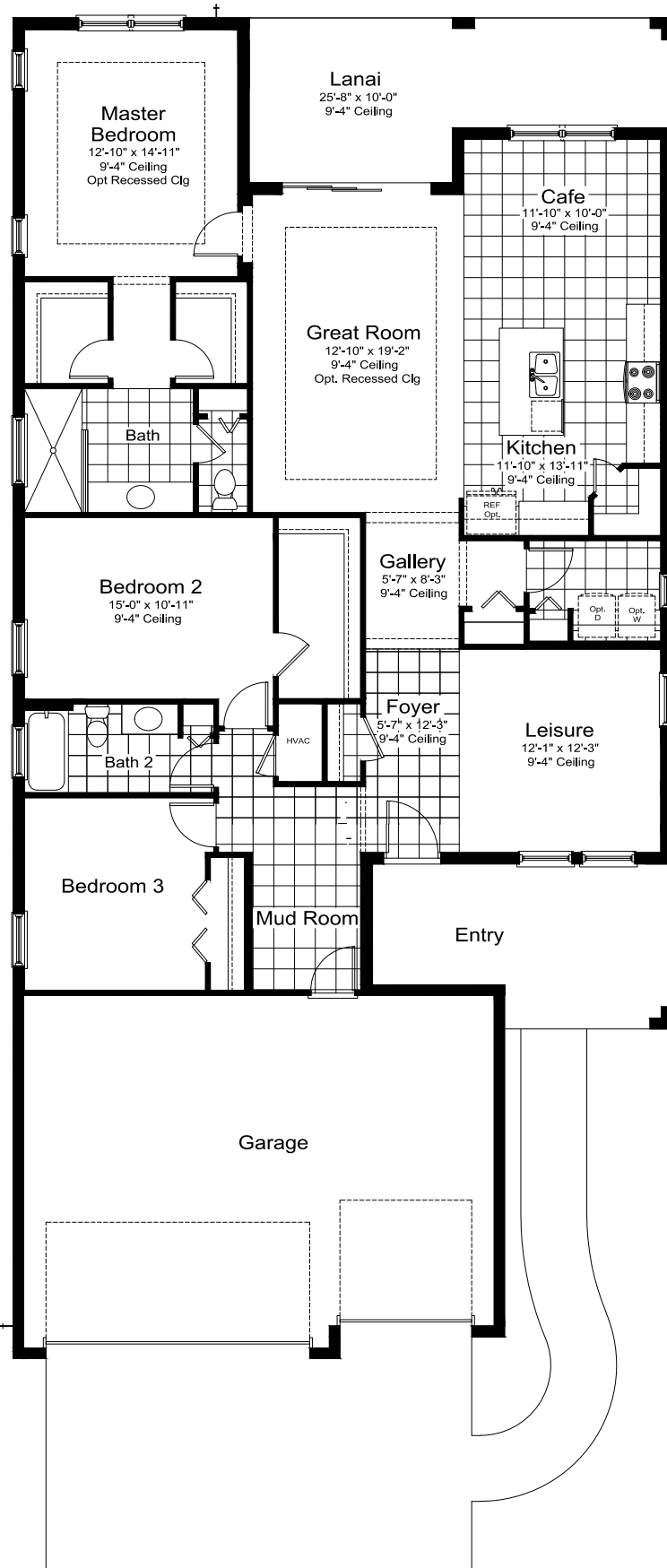
MEADOW BROOK

CELEBRATION SERIES

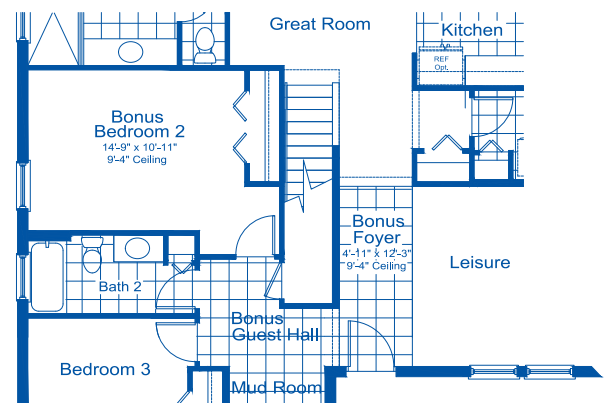
ELEVATION NI-2

3-4 Bed | 2-3 Bath | Dining | Great Room | 3-Car Garage

Living Area	2,014 SF
Garage	649 SF
Lanai	212 SF
Entry	161 SF
Total Area	3,036 SF



Opt Bonus w/ Bonus Bed and J&J Bath



Partial First Floor Stair w/ Opt Bonus Room

TRIUMPH

CELEBRATION SERIES



S-1



S-1 (w/Bonus)



I-1



I-1 (w/Bonus)



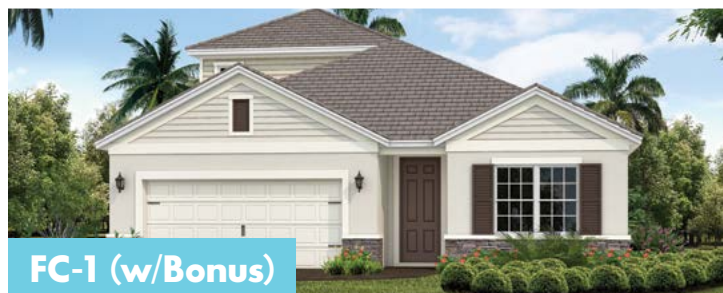
I-2



I-2 (w/Bonus)



FC-1



FC-1 (w/Bonus)



FC-2



FC-2 (w/Bonus)

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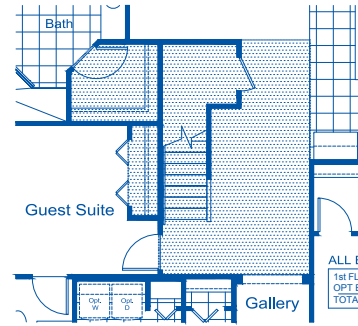
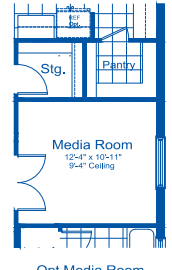
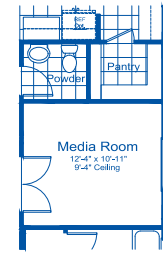
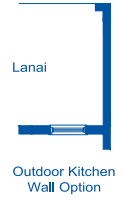
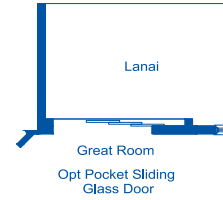
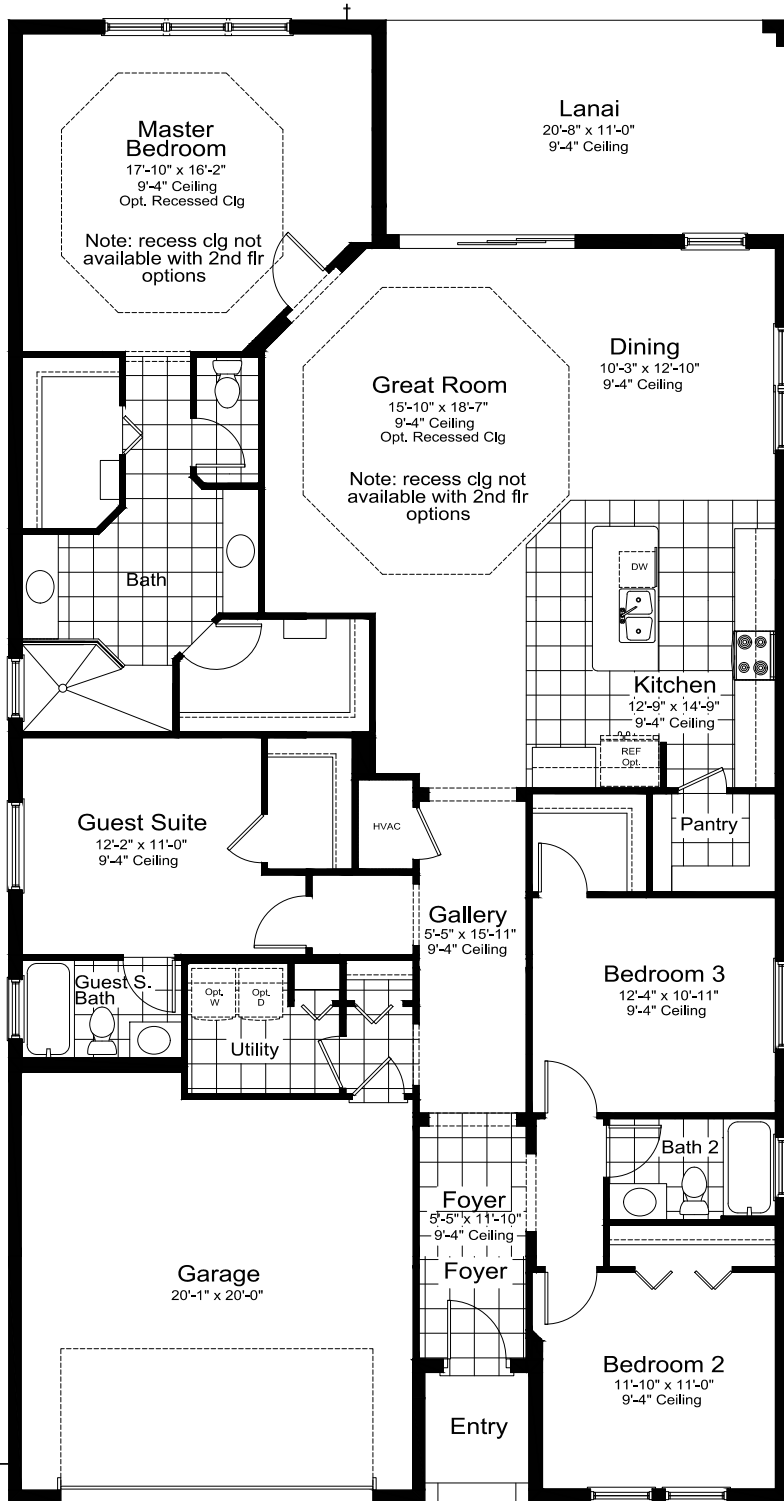
TRIUMPH

CELEBRATION SERIES

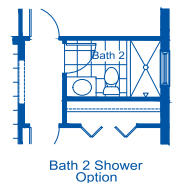
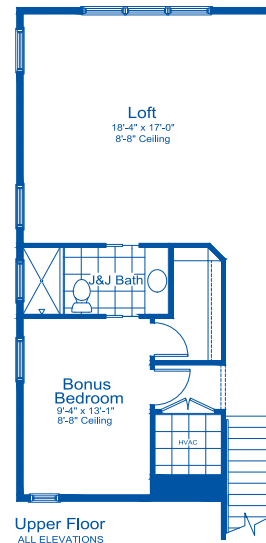
ELEVATION S-1

4 Bed | 3 Bath | Dining | Great Room | 2-Car Garage

Living Area	2,332 SF
Garage	445 SF
Lanai	228 SF
Entry	30 SF
Total Area	3,035 SF



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



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