

CORAL SERIES



VISTERA

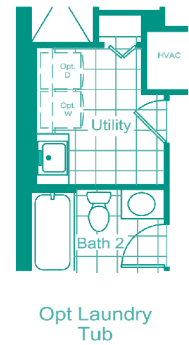
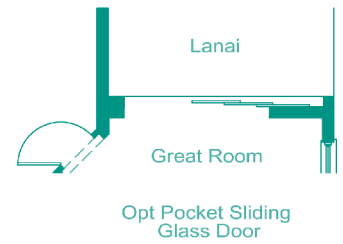
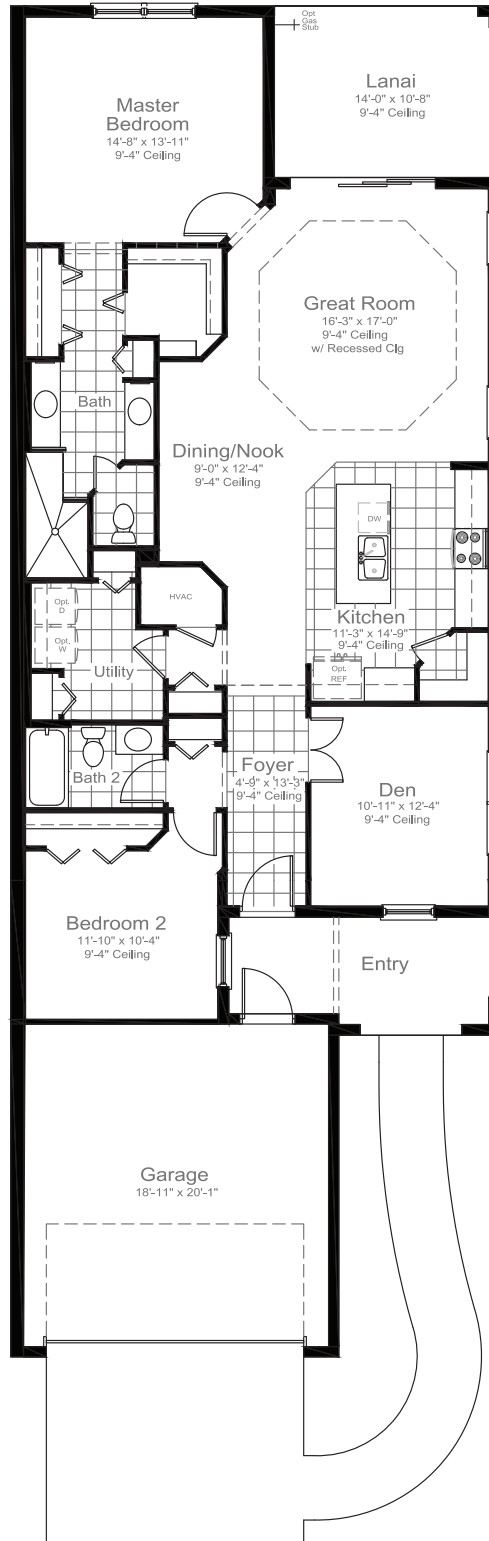
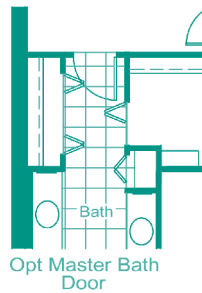
OF VENICE



NEALCOMMUNITIES

Where You Live Matters

Tidewinds 2

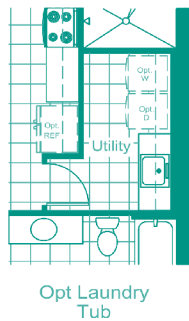
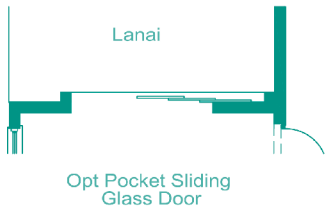
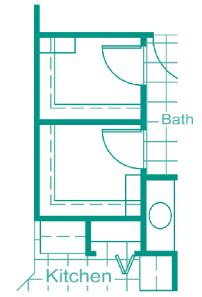
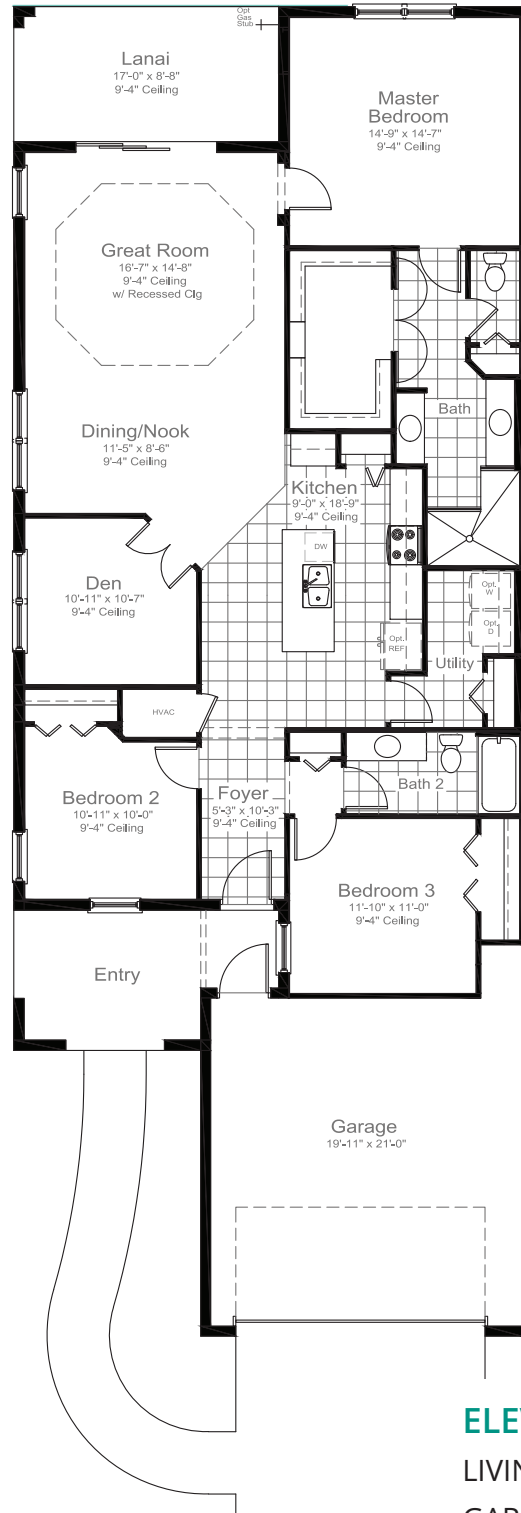


ELEVATION NI1 & NI2

LIVING	1638 SF
GARAGE	419 SF
LANAI	149 SF
ENTRY	114 SF
TOTAL AREA	2320 SF

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Sandcastle 2



ELEVATION NI1 & NI2

LIVING	1848 SF
GARAGE	469 SF
LANAI	147 SF
ENTRY	133 SF
TOTAL AREA	2597 SF

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CORAL SERIES – INCLUDED FEATURES



VISTERA OF VENICE

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 50 years of building award-winning homes
- Over 100 successful communities with more than 21,000 homes built
- Dedicated customer care team
- Personalized Neal Design Gallery selection session on new builds
- 10 year full structural warranty
- 1, 6 and 11 month warranty service inspections available
- 2 year mechanical warranty
- Highly-rated customer satisfaction

NEIGHBORHOOD FEATURES

- Located just 2 miles east of I-75 in North Venice
- Easy access to the area's best beaches, local schools, shopping and restaurants
- Gated entry
- State of the art fitness center
- Beach entry pool and lounge area with cabanas
- Expansive outdoor spaces including a grilling area
- Screened game room

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Northern Italian elevations
- Decorative architectural details and shutters (per plan)
- Designer-curated exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding and accents (per plan)

LUXURY FEATURES

- Classic colonial moldings
- 5-1/4" Colonial baseboards
- Colonial windows in select locations
- 2" blinds on all operable windows
- Corian window sills (per plan)
- Long-lasting 17" ceramic tile floors in foyer, kitchen, baths and utility
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas (per plan)
- Classic archtop 2-panel interior doors
- Stylish lever door hardware
- Orange peel walls with knock-down ceiling texture
- Spacious closets with ventilated shelving (per plan)
- Air-conditioned laundry area with washer/dryer connections
- Paver entry, walk, drive and lanai
- Decorative coach light & pendant light in covered entry
- Gutters included at front entry (per plan)
- Professionally landscaped home sites, including mulch
- Automatic irrigation system

QUALITY KITCHEN FEATURES

- Granite countertops - choice of value colors
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Stainless steel undermount sink
- Chrome single-handle faucet

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
-

INCLUDED FEATURES (CONT.)

QUALITY KITCHEN FEATURES – CONTINUED

- General Electric (GE) stainless steel appliance package. One-year GE 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
- 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)
- Recessed panel wood veneer cabinets with stylish hardware
- Privacy water closet in master bath (per plan)
- Elongated white water closet
- Full-width vanity mirrors
- Designer vanity lights
- Chrome single lever faucets
- Towel bars and paper holders (per plan)
- White tub in guest bath
- Deco mirrored medicine cabinets (per plan)
- Outside vented exhaust fans in all baths
- Water resistant drywall in bathing areas

QUALITY CONSTRUCTION FEATURES

- Concrete block construction
- Roof with concrete roof tiles
- Professionally-engineered structural components
- Steel storm panels per plan
- Five-year exterior paint warranty
- Maintenance-free soffit and fascia

- CPVC or PEX water lines throughout
- Raised-panel overhead garage door with operator and remote controls, style per elevation
- Two conveniently located exterior hose bibs

ENERGY SAVING FEATURES

- Green-certified homes under the National Green Building Standard and HERS Guidelines
- 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
- 40 gallon gas water heater and electric heat pump
- Energy efficient lighting (per plan)

QUALITY ELECTRIC FEATURES

- Decora rocker panel 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

HOMESITES

Neal Communities is excited to offer both attached villas and single family homes at Vistera. With a variety of architectural styles and tastefully selected color palettes, you are sure to find your dream home with us. We can't wait to welcome you home!

-  MODEL HOME
-  PARKING
-  VILLAS
-  COVE SERIES




VISTERA OF VENICE

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Product selections can change at any time due to availability in the current marketplace.  CBC1256375 / 09082023