

COVE SERIES



# VISTERA

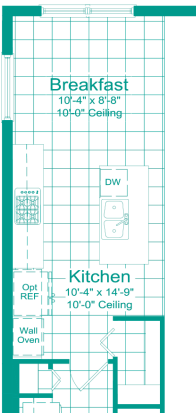
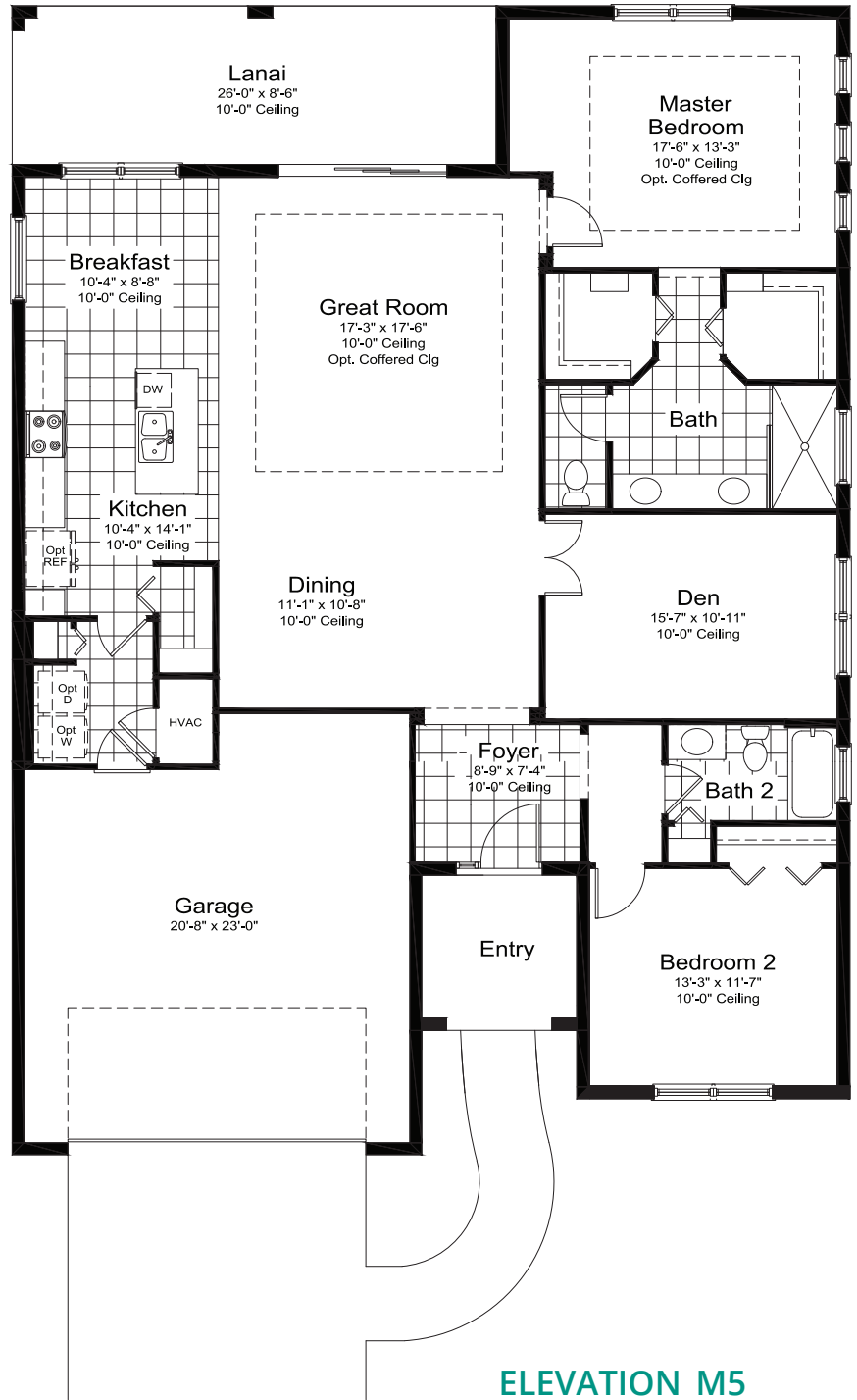
OF VENICE



**NEAL**COMMUNITIES

Where You Live Matters

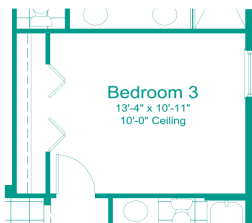
# Eventide 4



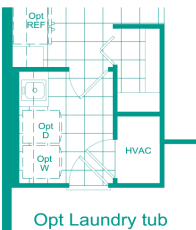
Opt Wall Oven Kitchen



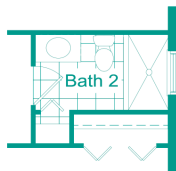
Master Bath Opt Full Glass shwr encl



Bedroom 3 ILO Den Option



Opt Laundry tub



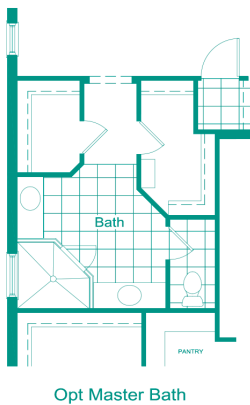
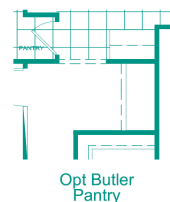
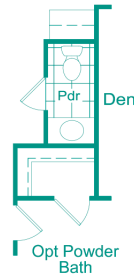
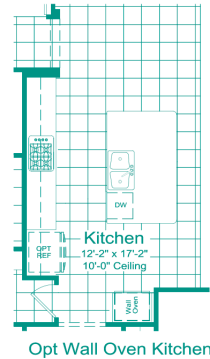
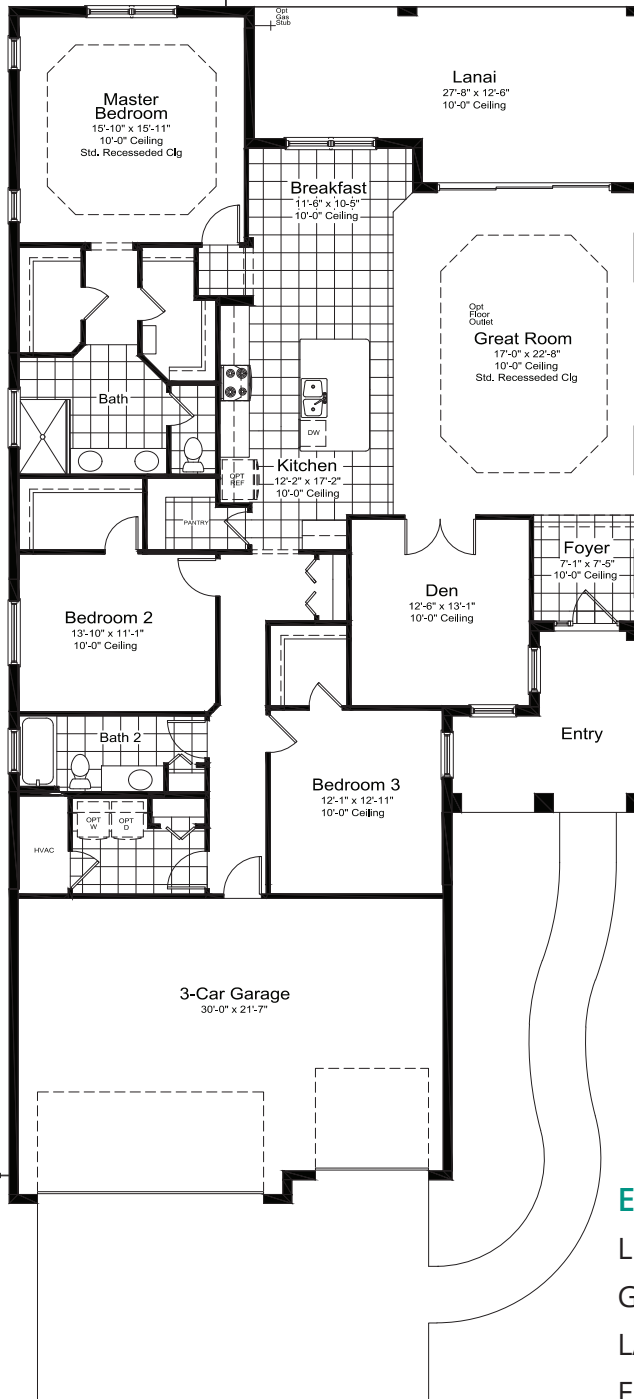
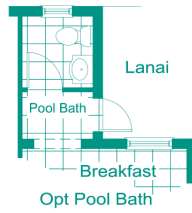
Opt Shower ILO Tub

## ELEVATION M5

LIVING	1904 SF
GARAGE	481 SF
LANAI	221 SF
ENTRY	69 SF
<b>TOTAL AREA</b>	<b>2675 SF</b>

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# Bright Meadow 2



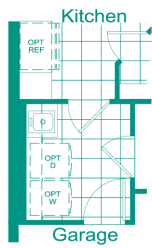
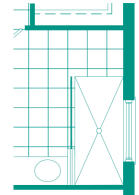
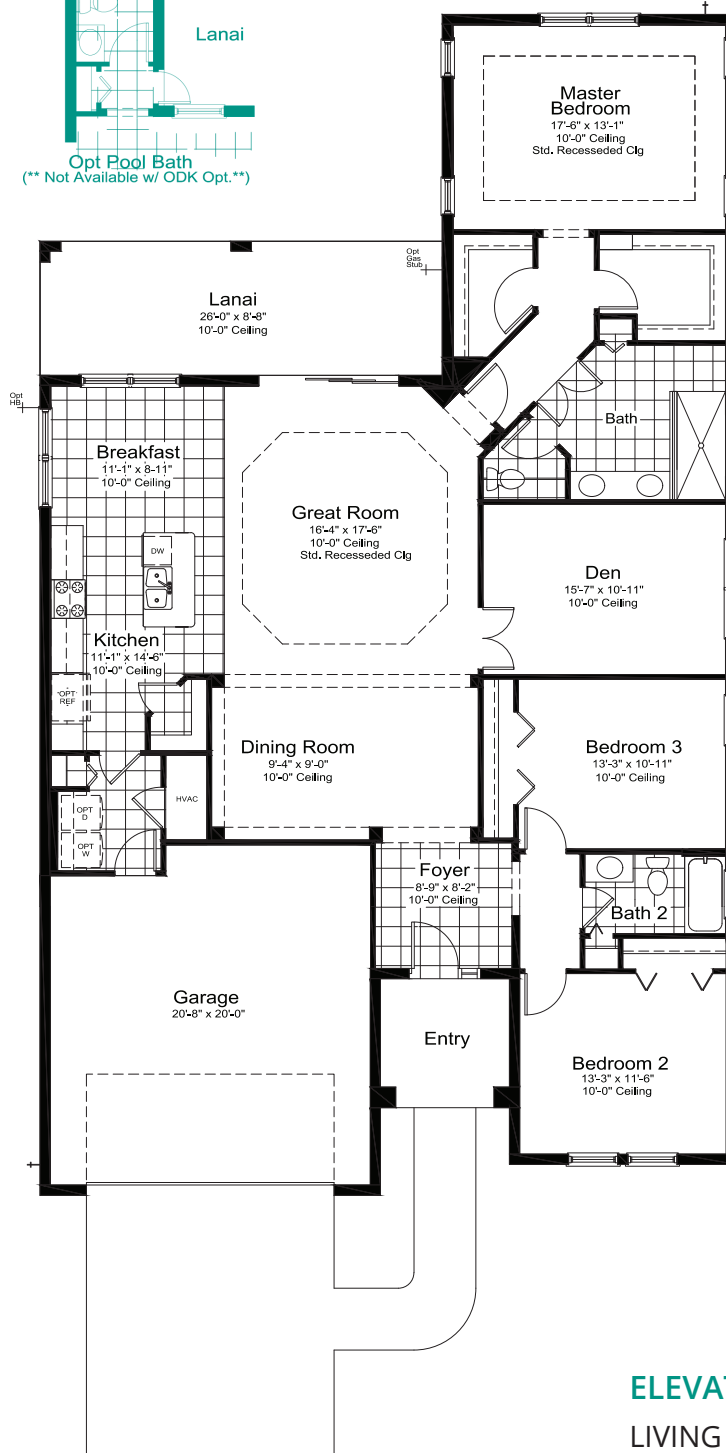
## ELEVATION M4

LIVING	2309 SF
GARAGE	657 SF
LANAI	308 SF
ENTRY	138 SF
<b>TOTAL AREA</b>	<b>3412 SF</b>

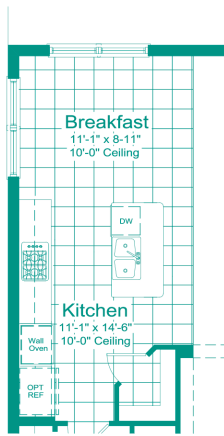
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# Endless Summer 4



Opt Laundry Tub



Opt Wall Oven Kitchen

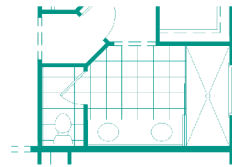


## ELEVATION M4, T1 & T3

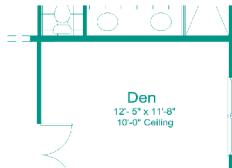
LIVING	2207 SF
GARAGE	477 SF
LANAI	225 SF
ENTRY	68 SF
<b>TOTAL AREA</b>	<b>3412 SF</b>

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# Harvest 3



Master Bath Opt Full Glass shwr encl



Den

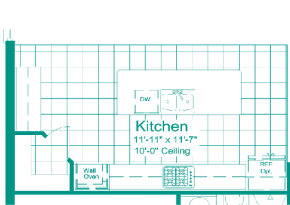
12'-5" x 11'-8" 10'-0" Ceiling



Optional Den ilo Bed 3 (Not available w/ 2nd Fir Bonus Opt)



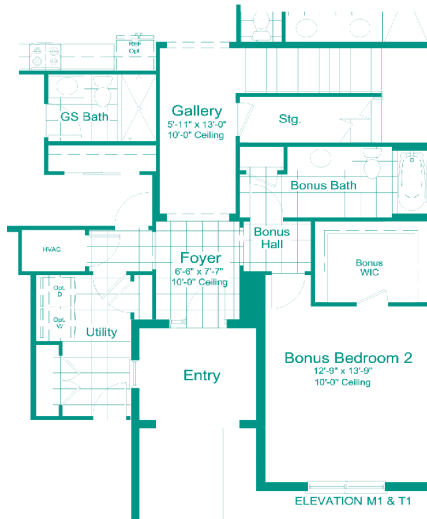
Bath 2 Shower



Wall Oven Kitchen Option

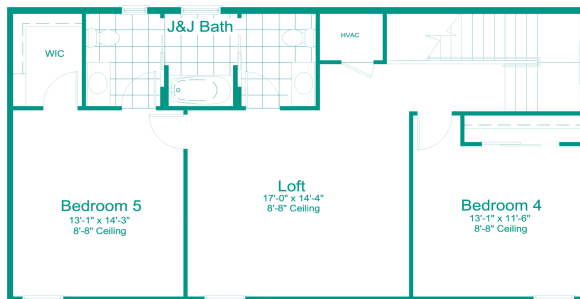


Laundry Tub Option



ELEVATION M1 & T1

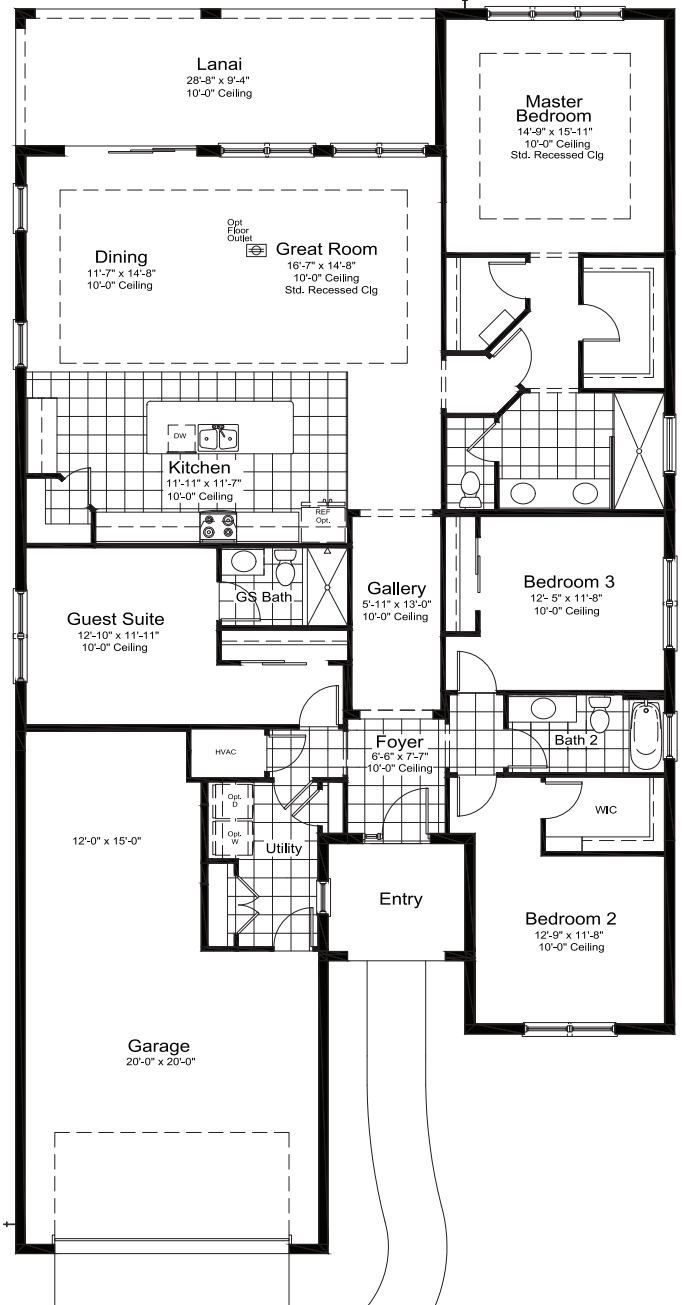
Partial First Floor w/ Opt Bonus Room



2ND FLOOR 937 S.F.

Optional 2nd Floor Bonus

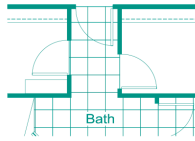
ELEVATION M1, T1 & T2



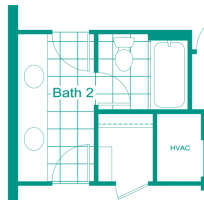
## ELEVATION M1 & T1

LIVING	2456 SF
GARAGE	626 SF
LANAI	268 SF
ENTRY	75 SF
<b>TOTAL AREA</b>	<b>3425 SF</b>

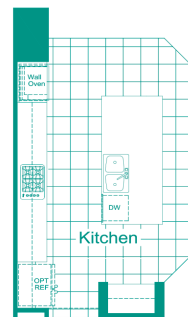
# Sea Mist



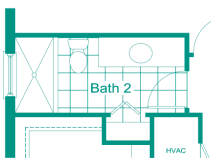
Master Bath Door Option



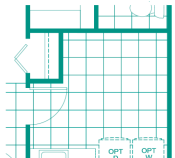
Bath 2 Jack and Jill Option



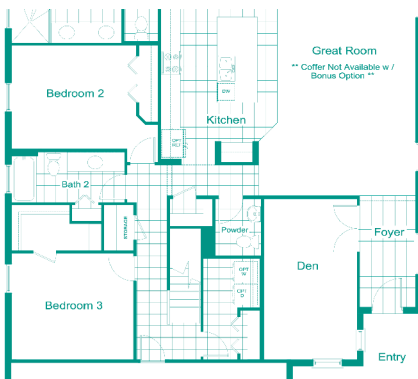
Wall Oven Kitchen Option



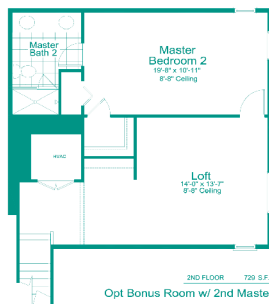
Bath 2 Shower Option



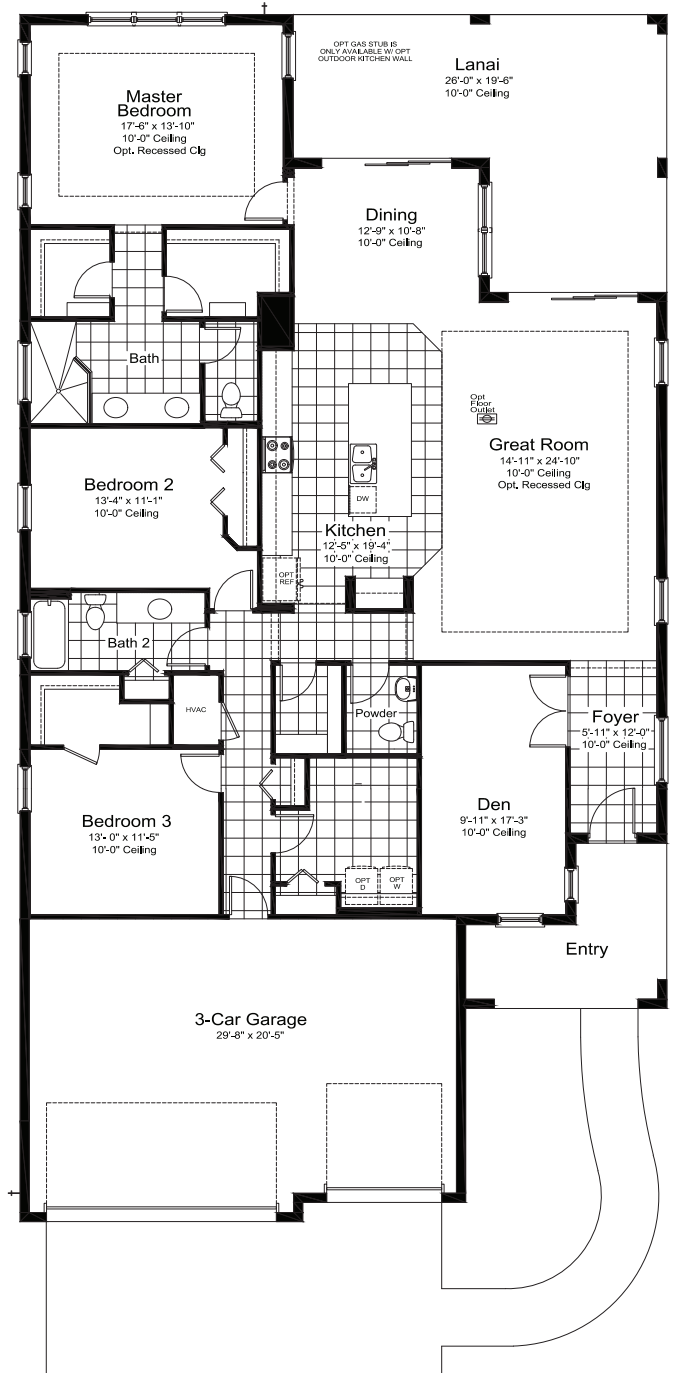
Laundry Tub Option



Partial First Floor Stair w/ Opt Bonus Room



2ND FLOOR 720 S.F.  
Opt Bonus Room w/ 2nd Master



## ELEVATION M1, T1 & T2

LIVING	2427 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
<b>TOTAL AREA</b>	<b>3558 SF</b>

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# COVE 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 Mediterranean and Tuscan 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

- Coffered ceiling in master bedroom (per plan)
- Classic colonial moldings
- 5-1/4" Colonial baseboards
- Colonial windows in select locations
- 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) - Level 1 selections
- 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
- Professionally landscaped home sites, including mulch
- Automatic irrigation system

### QUALITY KITCHEN FEATURES

- Granite countertops - choice of value colors
- 36" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Stainless steel undermount sink
- Chrome single-handle faucet

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### 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)
- Level 1 full overlay 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 2-handle 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 (2nd story, frame construction, per plan)
- 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
- 50 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 plus lanai
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan



**NGBS  
GREEN**  
+WELLNESS

## 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

309 Vistera Boulevard, Nokomis, Florida 34275  
941.216.1556

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