

EVERLY

WELLEN PARK



SIGNATURE PLUS

# Community Brochure

**NEAL**  
**SIGNATURE HOMES**

The Luxury of Living Well

[NEALSIGNATUREHOMES.COM](http://NEALSIGNATUREHOMES.COM)

**EVERLY**  
WELLEN PARK

FLOORPLAN

# Positano 2

3 BEDROOMS | 2.5 BATHROOMS | 3 CAR-GARAGE | 4,001 SF



ELEVATION BW1



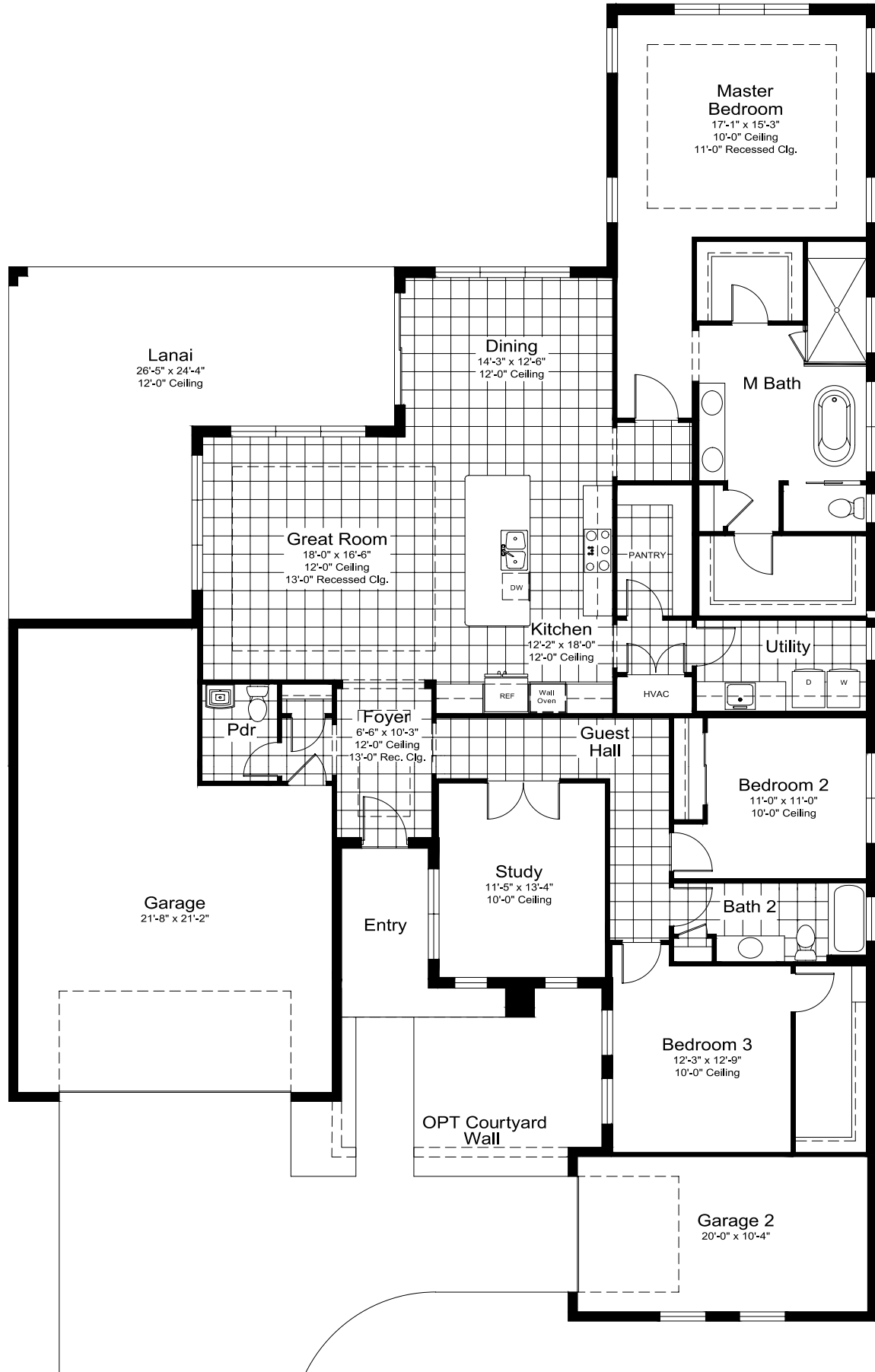
ELEVATION BW2



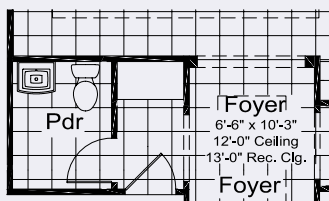
ELEVATION FH1

## SQUARE FOOTAGE

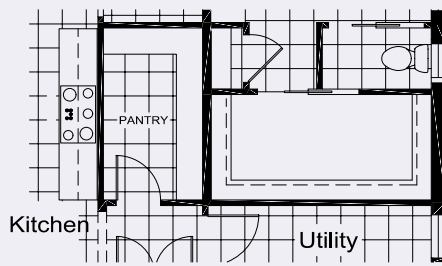
LIVING	2,562 SF
GARAGE 1	648 SF
GARAGE 2	244 SF
LANAI	462 SF
ENTRY	85 SF
<b>TOTAL AREA</b>	<b>4,001 SF</b>



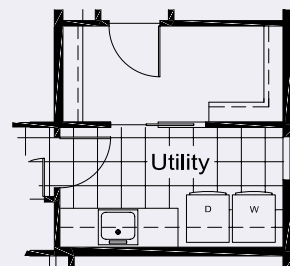
## Options



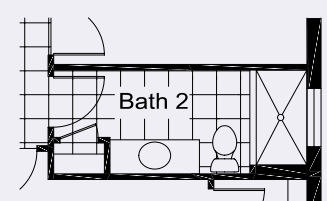
Opt Garage Hall Cabinets ILO Closet



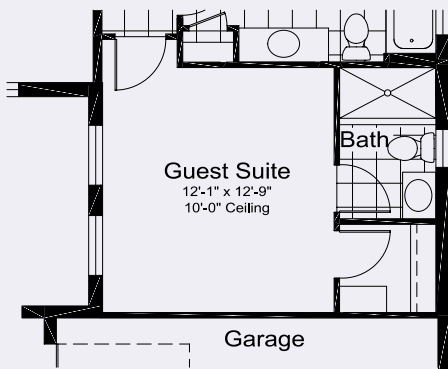
Opt Pocket Door into Master Closet



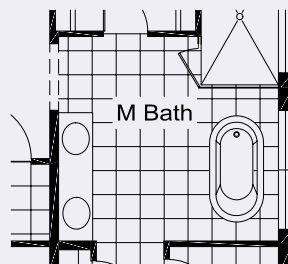
Opt Pocket Door from Master Bath to Utility



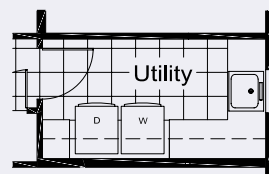
Opt Shower ILO Tub



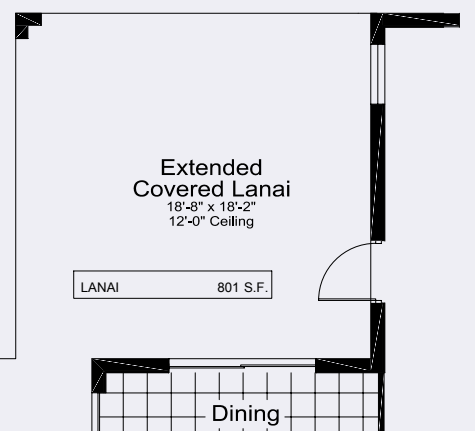
Opt Guest Suite and Guest Suite Bath



Master Bath Opt Full Glass Shwr Encl.



Opt Utility Room



Extended Covered Lanai  
18'-8" x 18'-2"  
12'-0" Ceiling

LANAI 801 S.F.

Opt Opt extended Covered Lanai w/ Sliding Glass Door at Dining & 1 Lite Door at Master

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FLOORPLAN

# Genoa

3 BEDROOMS | 3 BATHROOMS | 3 CAR-GARAGE | 4,357 SF



ELEVATION BW1



ELEVATION BW2



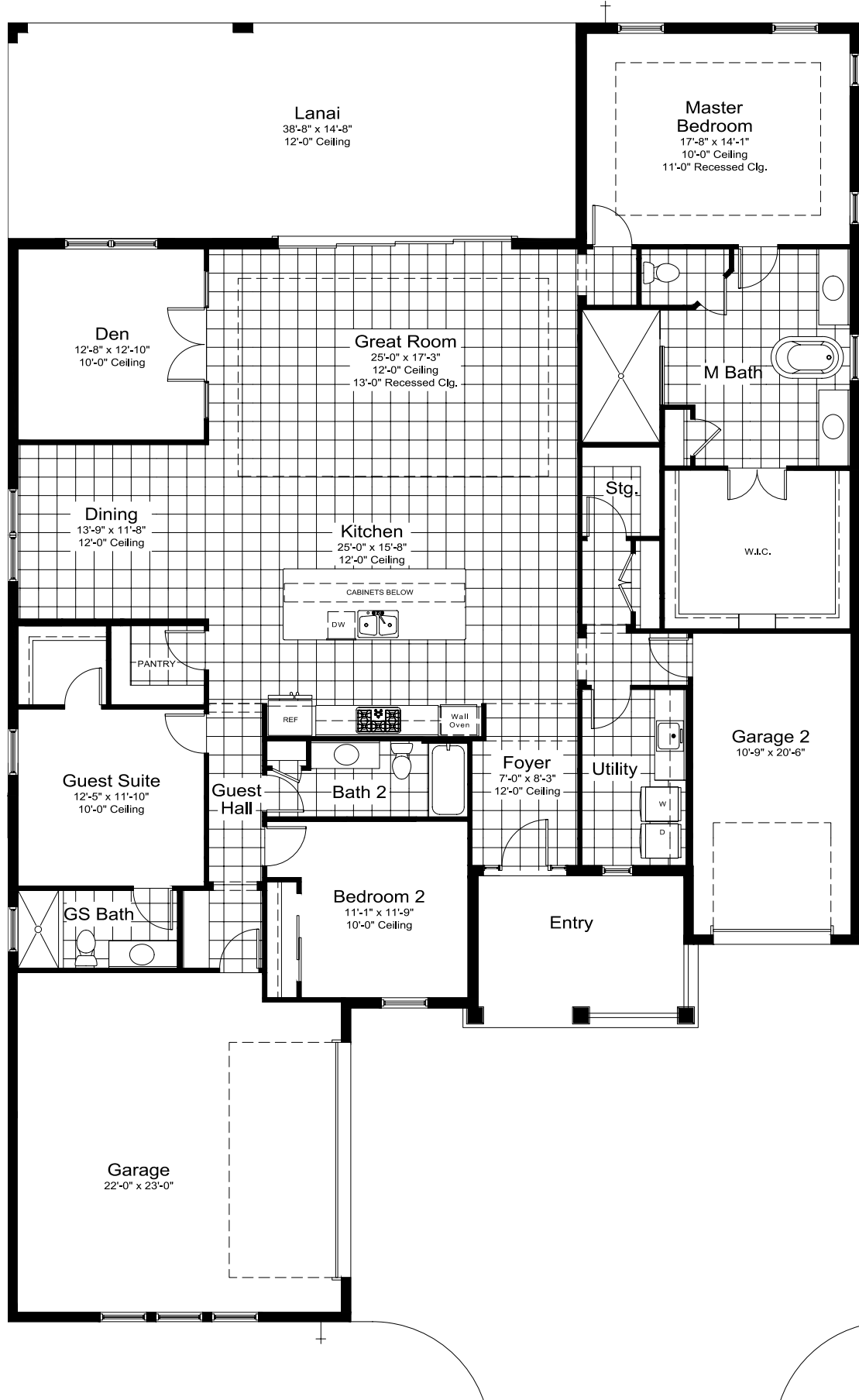
ELEVATION FH1A



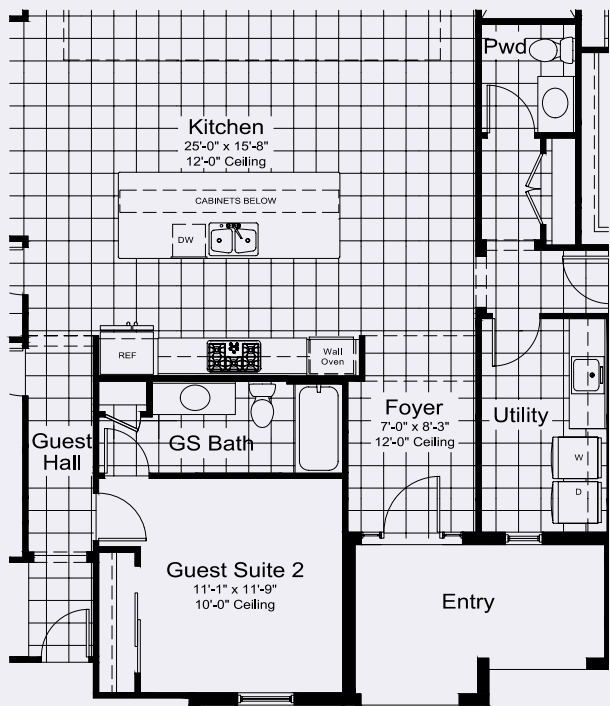
ELEVATION FH1B

## SQUARE FOOTAGE

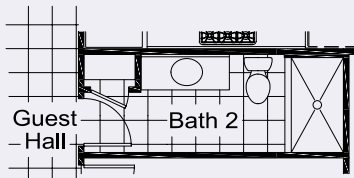
LIVING	2,855 SF
GARAGE 1	539 SF
GARAGE 2	244 SF
LANAI	567 SF
ENTRY	152 SF
<b>TOTAL AREA</b>	<b>4,357 SF</b>



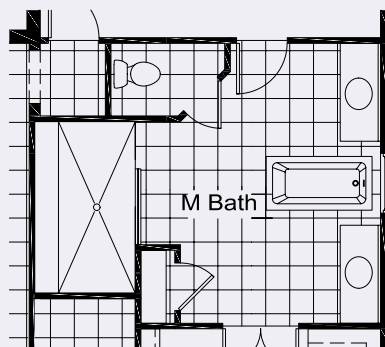
## Options



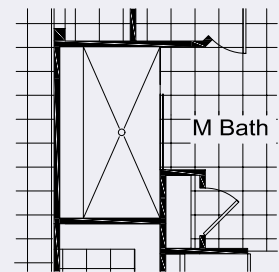
Opt Guest Suite ilo Bedroom 2 & Bath 2, includes Opt Pwd Bath ilo Stg. Closet  
(Not available with Opt Master Bath ilo Stg. Closet or Wine Room)



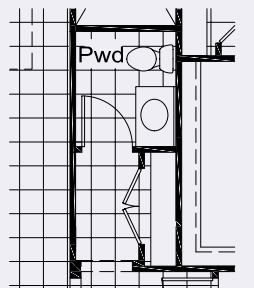
Opt Shower ILO Tub



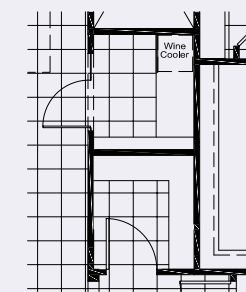
Opt Rectangle Freestanding Tub



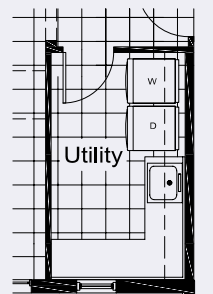
Master Bath Full Glass Shwr Encl Option



Opt Pwd Bath  
(Not available with Opt Master Bath ilo Stg. Closet or Wine Room)



Opt Wine Room  
(Not available with Opt Master Bath ilo Stg. Closet or Wine Room)



Opt Utility Room

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FLOORPLAN

# Ravenna

3 BEDROOMS | 2.5 BATHROOMS | 3 CAR-GARAGE | 4,124 SF



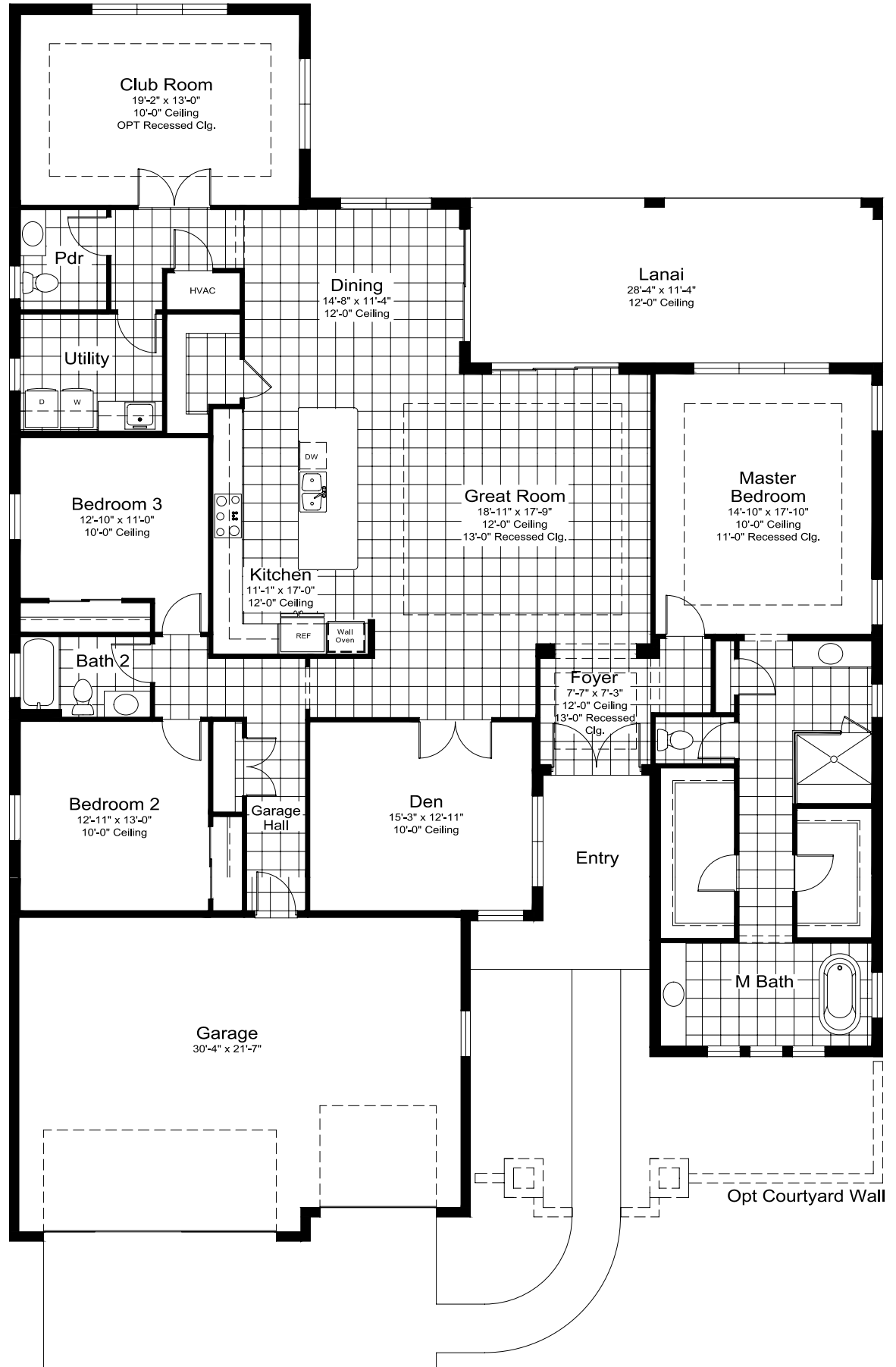
ELEVATION BW1



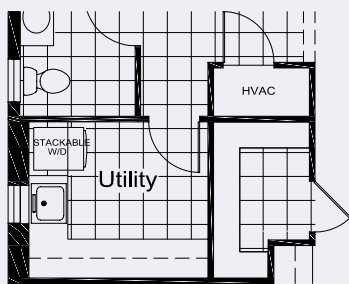
ELEVATION FH1

## SQUARE FOOTAGE

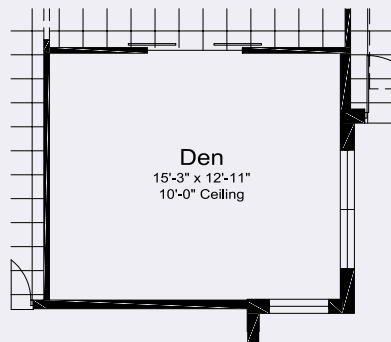
LIVING	3,004 SF
GARAGE	685 SF
LANAI	321 SF
ENTRY	114 SF
<b>TOTAL AREA</b>	<b>4,124 SF</b>



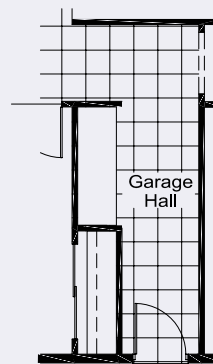
## Options



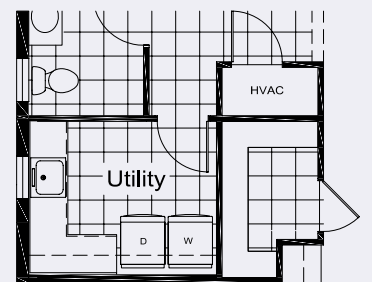
Opt Luxury Utility w/  
stackable w/d cabinet



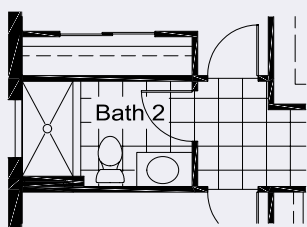
Opt Dbl Barn  
Door at Den



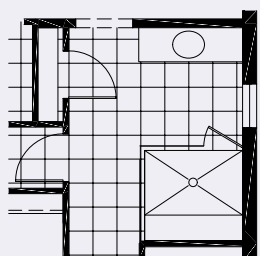
Opt Garage Hall  
Cabinets ILO Closet



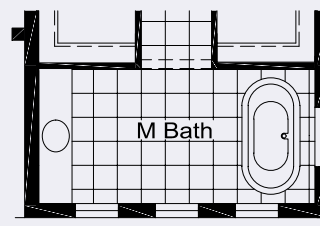
Opt Utility Room



Opt Shower ILO  
Tub



Master Bath Full Glass  
Shwr Encl Option



Opt Oval Center Faucet  
Freestanding Tub  
(Windows vary per Elev.)

HOME FEATURES

SIGNATURE PLUS



Pre-wired and ready for anything, a full suite of automation is ready to bring your home to life.

SMART HOME PACKAGE

- › Incoming service RG6 & CAT6
- › 42" structured Wiring enclosure in Utility Room
- › RG6 Coax Drops and CAT6 drops within home
- › Wireless Contacts on Exterior Doors
- › Smart Home and Wireless Security Controller with Built in LTE Radio and Siren
- › Up to Five Wireless Contacts on Operable Doors
- › Motion Detector
- › High Power Wireless Access Points with Wiring and Network Set-Up
- › Video doorbell with analytics

Additional wireless contacts available as an upgrade.

Experience the  
Luxury of Living Well  
at EVERLY.

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EXPERIENCE THE LUXURY OF LIVING WELL

- › Over 50 years of building award-winning homes
- › Dedicated customer care team
- › Private design appointment to personalize home at Neal Signature Design Studio
- › 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

- › Waterfront amenities with sunset views over a 50-acre lake
- › Residents only Social Hall with a kitchen and reception area
- › Resort-style pool and spa with private cabanas
- › State of the art fitness center
- › Outdoor sports including 4 pickleball courts and a chip and putt golf area
- › Easy access to Downtown Wellen and all of its amenities
- › The proven quality, service and integrity of Neal Signature Homes

AWARD-WINNING DESIGN FEATURES

- › Homes featuring a variety of architectural styles and decorative details (per plan)
- › Designer-selected exterior color palettes
- › Professional in-house design service
- › Exterior textured wall finish with banding and accents per plan

LUXURY FEATURES

- › Recessed ceilings (per plan)
- › Orange peel walls with knock-down ceiling texture
- › Classic colonial moldings - 5 1/4" crown molding in master bedroom and living area (per plan)
- › 5-1/4" colonial baseboards
- › Decorative coach lights
- › Corian solid-surface window sills per plan
- › Stylish door hardware with handleset at front entry
- › Deadbolt on all exterior doors
- › Classic 2-panel square top interior doors - 8' height
- › Professionally landscaped home site including mulch
- › Automatic irrigation system
- › Spacious closets with ventilated wood shelving per plan (per plan)
- › Gutters included at front entry per plan
- › Plush, stain-resistant wall-to-wall carpeting in designer colors (areas per plan - Level 1 selections)
- › Long-lasting ceramic tile floors in foyer, kitchen, dining, great room, guest hall, baths and utility (level 1 selections)
- › Air-conditioned laundry area with utility sink in base cabinet with Corian top, G.E. washer and dryer included
- › Paver entry, walk, drive and lanai
- › Decorative coating on garage wall
- › Painted garage floor with speckles

QUALITY KITCHEN FEATURES

- › General Electric stainless steel appliance package:
  - › One year General Electric factory warranty and independent service contract for years two through five. (Does not include disposal)
  - › Wall oven with gas cooktop
  - › Designer vented hood
  - › Refrigerator
  - › Dishwasher
  - › 1/2 HP disposal with air switch

- › Full overlay 42" upper cabinets with white or hardrock maple interiors, melamine trim and end panels
- › Soft close cabinet drawers
- › Granite (level 1) or Quartz (value level) countertops
- › Stainless steel undermount sink
- › Chrome single-handle faucet
- › Pantry and cabinetry refrigerator enclosure (per plan)

LUXURY BATH FEATURES

- › Granite (level 1) or Quartz (value level) vanity countertop in master bath and granite (value level) vanity countertops in guest baths with undermount sinks
- › Ceramic tile walls and glass shower enclosure in master bath per plan
- › Elongated, white water closet
- › Full overlay, full height vanity cabinets with stylish hardware
- › Privacy water closet in master bath (per plan)
- › Full-width vanity mirrors
- › Chrome 8" widespread lavatory faucets
- › Water resistant drywall in bathing areas
- › Decorative towel bars and paper holder
- › Designer vanity lights
- › White cast-iron tub in guest bath
- › Outside vented exhaust fans in all baths

QUALITY CONSTRUCTION FEATURES

- › Professionally-engineered structural components
- › Concrete block construction
- › Maintenance-free soffit and fascia
- › Impact resistant windows at front elevation
- › Two conveniently located exterior hose bibs
- › PEX or CPVC water lines throughout
- › Roof with concrete roof tiles
- › Five-year exterior paint warranty
- › Raised-panel overhead garage door with chain driven WiFi garage opener and remote controls, style per elevation

ENERGY SAVING FEATURES

- › Green-certified homes under the National Green Building Standard and HERS Guidelines
- › Aluminum 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 light switches throughout
- › Decorator light fixture in foyer
- › All copper wiring from panel box
- › Hardwired smoke detectors with battery backup
- › Prewired for ceiling fans - Multiple locations plus lanai per plan
- › GFI safety outlets in all wet areas
- › GFI exterior outlets per plan



**EVERLY**  
WELLEN PARK

# Live in Paradise at EVERLY.

EVERLY'S spectacular clubhouse features waterfront views over a 50-acre lake, Social Hall with a kitchen and reception area, a resort-style pool, a spa, and private cabanas. Brighten your days in hundreds of ways at the fitness center, pickleball courts, fishing platform, dog park, and much more.



PHASE I

## Homesites & Models





# WELLEN PARK

## LEGEND

- ACTIVELY SELLING
- FUTURE
- COMMERCIAL
- SOLD OUT

## AMENITIES KEY

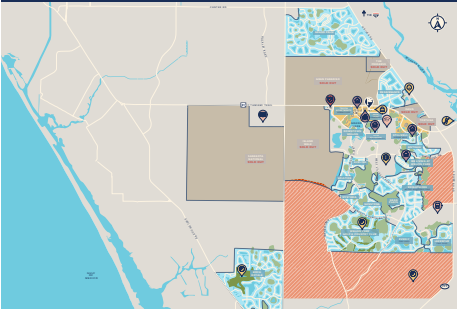
- WELCOME CENTER
- RENTAL PROPERTIES
- SENIOR LIVING
- SHOPPING
- GOLF COURSE
- PARKS
- SENATOR BOB JOHNSON'S LANDING (KAYAK LAUNCH)
- ATLANTA BRAVES SPRING TRAINING STADIUM
- STATE COLLEGE OF FLORIDA
- TAYLOR RANCH ELEMENTARY SCHOOL
- FUTURE K-12 SCHOOL
- PUBLIC SAFETY BUILDING

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It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property.

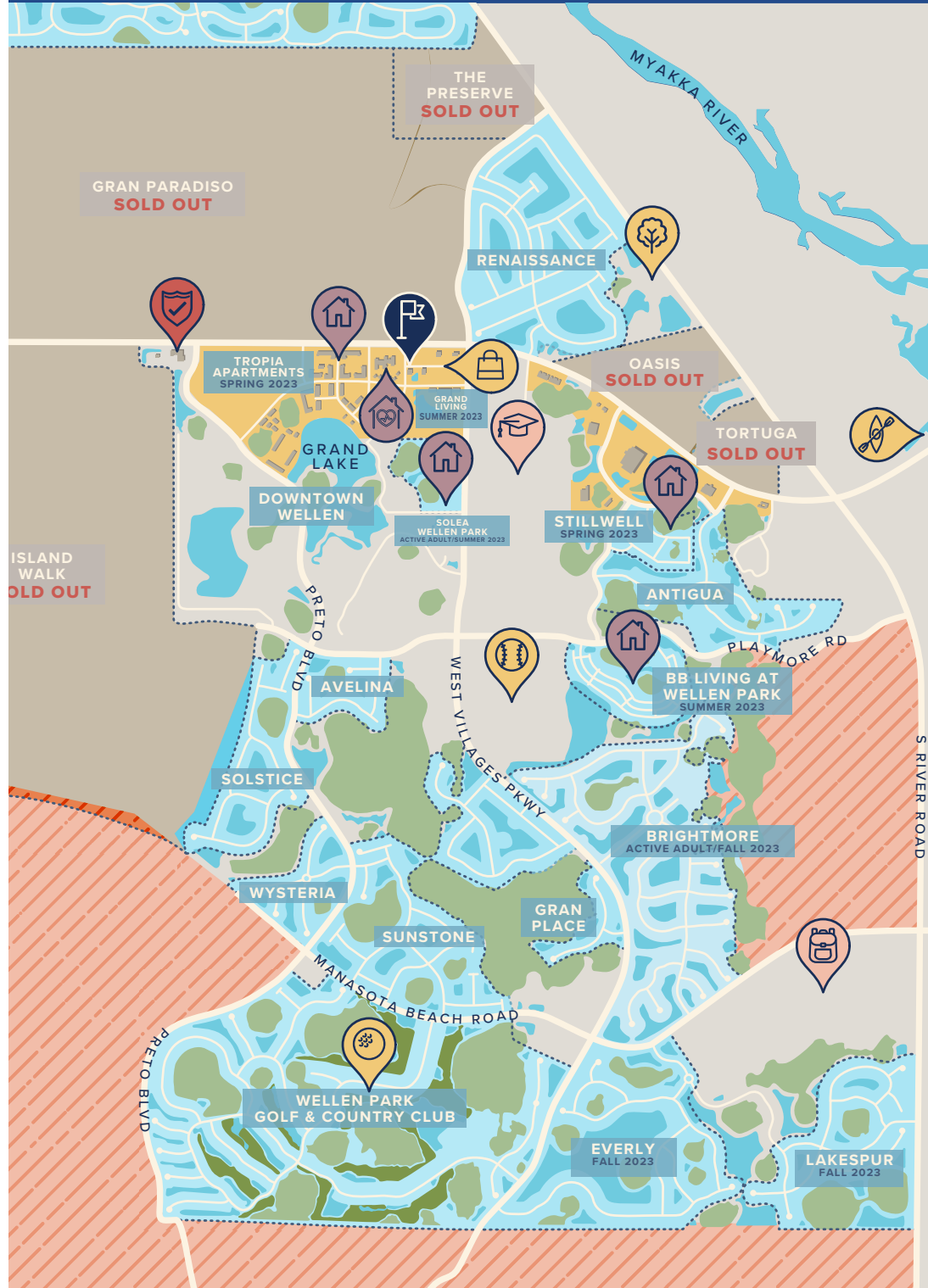
Wellen Park, LLLP reserves the right to make changes at any time without notice.

## KEY MAP



**8 MILES TO LOCAL BEACHES  
FROM DOWNTOWN WELLEN**

# Explore Wellen Park



**NEAL SIGNATURE HOMES**  
The Luxury of Living Well

CALL US: **941-253-5904**  
**NEALSIGNATUREHOMES.COM**

