BOCA ROYALE GOLF & COUNTRY CLUB

COVE SERIES

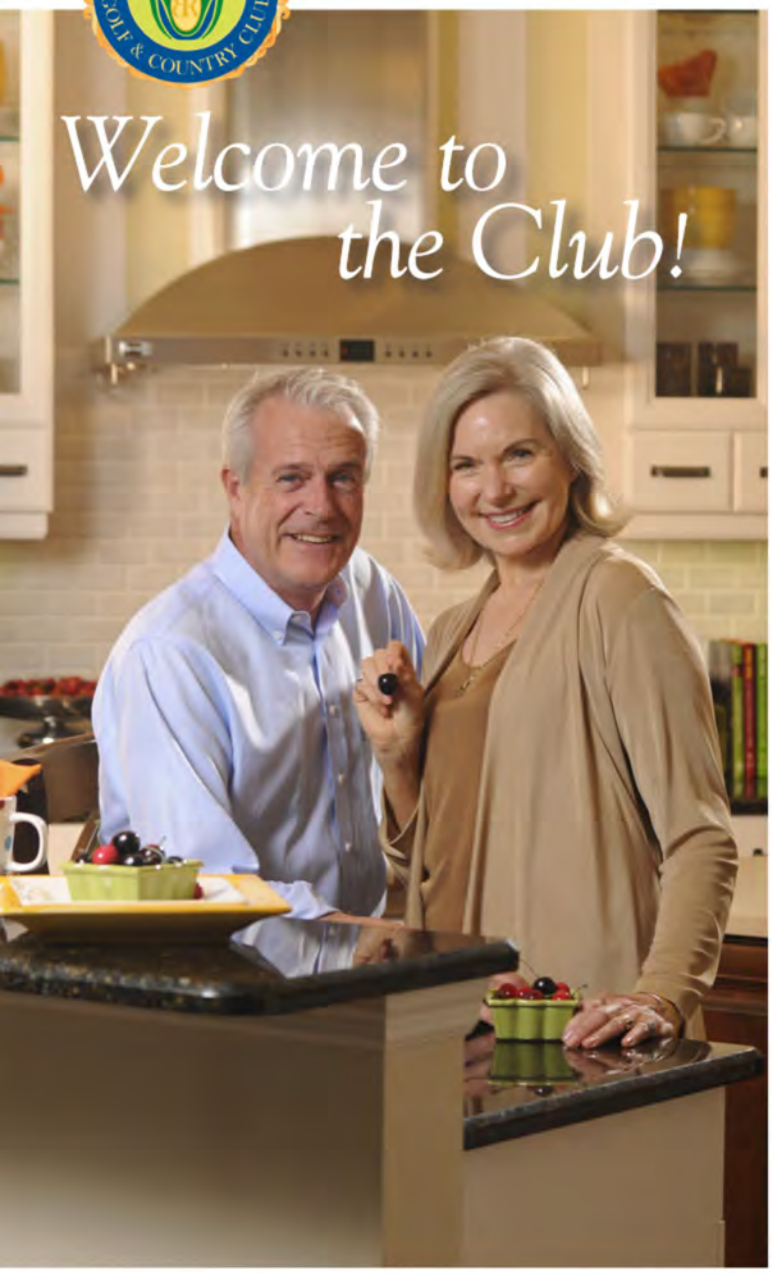
Welcome to Boca Royale

50+ YEARS NEAL COMMUNITIES

NEALCOMMUNITIES.COM

Where You Live Matters

THE FINEST IN COUNTRY CLUB LIVING...



NEALCOMMUNITIES.COM
Where You Live Matters

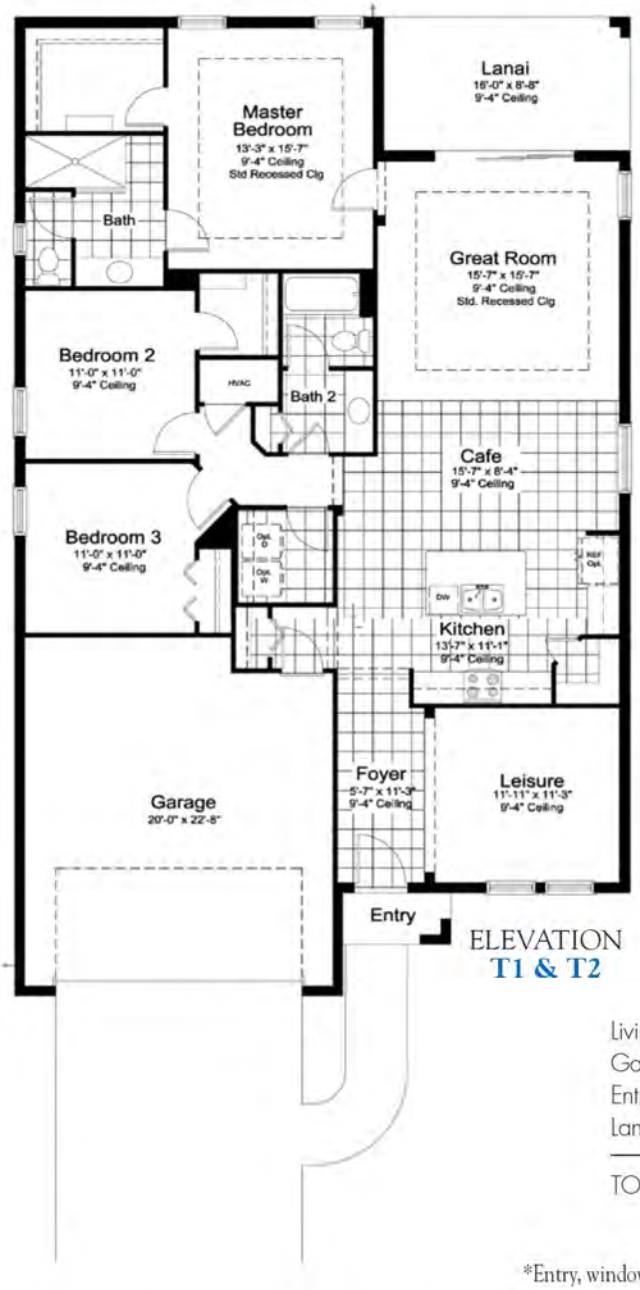
FRESH SPRING / COVE SERIES

Master Bath Option
Not available w/ Master Bath Dbl sink Option

Master Bath Double Sink Option
Not available w/ Master Bath Option

Opt Utility Room
**Not available w/ Mud Room Cabinet Option **

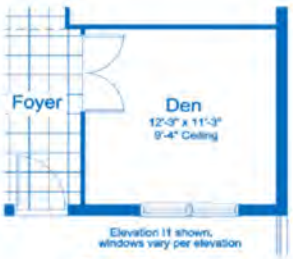
Garage Hall Cabinets Option
Not available w/ Opt Utility Room



ELEVATION
T1 & T2

Pocket Slider Dr

Bath 2 Double Sink Option



Den ILO Lesuire Option

Living	1812	SF
Garage	471	SF
Entry	93	SF
Lanai	139	SF
TOTAL	2515	SF

*Entry, windows and square footage may vary per elevation

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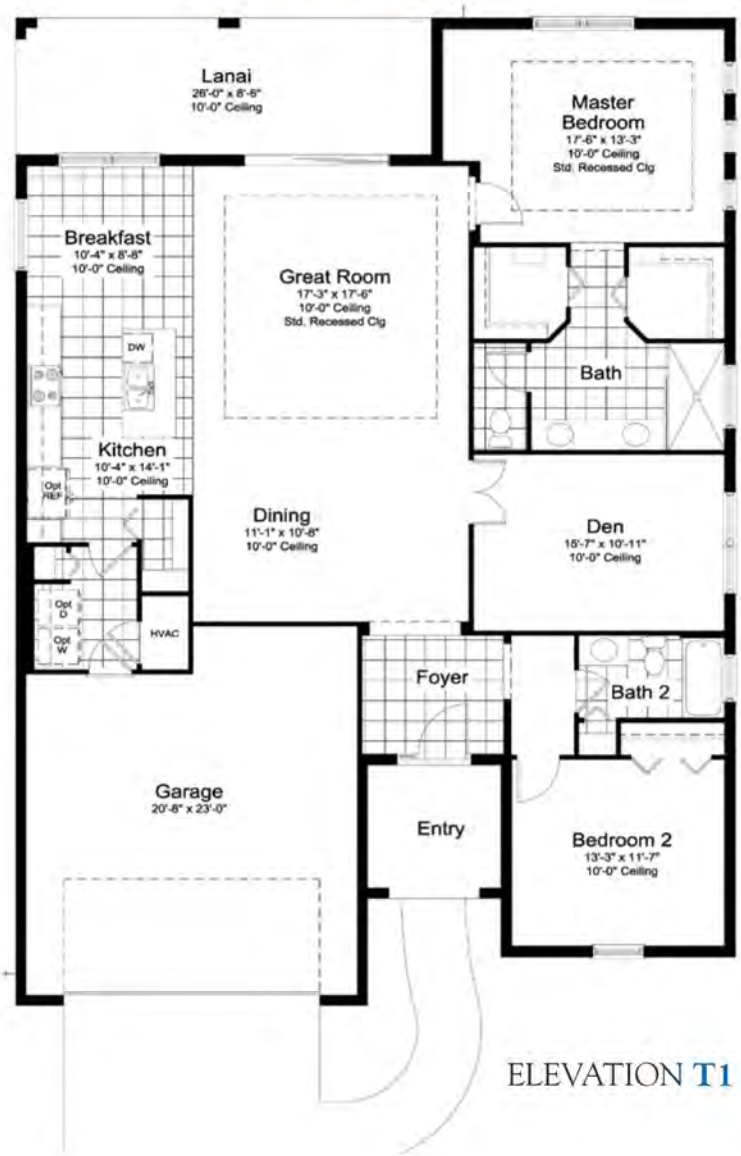
EVENTIDE 4 / COVE SERIES

Optional Pocket Sliding Glass Door



ELEVATION T1

Opt Wall Oven Kitchen

Opt Laundry tub

Bedroom 3 ILO Den Option

Opt Shower ILO Tub

Living	1904 SF
Garage	482 SF
Entry	69 SF
Lanai	231 SF
TOTAL	2686 SF

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MEADOW BROOK / COVE SERIES

Master Bath
Double Sink Option

ELEVATION **T3**

Living	2014	SF
Garage	649	SF
Entry	147	SF
Lanai	212	SF
TOTAL	3022	SF

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MEADOW BROOK / COVE SERIES

T3

FC2

WITH OPTIONAL BONUS ROOM

T4

FC1

OPTIONAL BONUS ROOM

1st Floor	3022	SF
Opt Bonus	587	SF
TOTAL	3609	SF

Opt Bonus w/ Bonus Bed and J&J Bath

Partial First Floor
Stair w/ Opt Bonus Room

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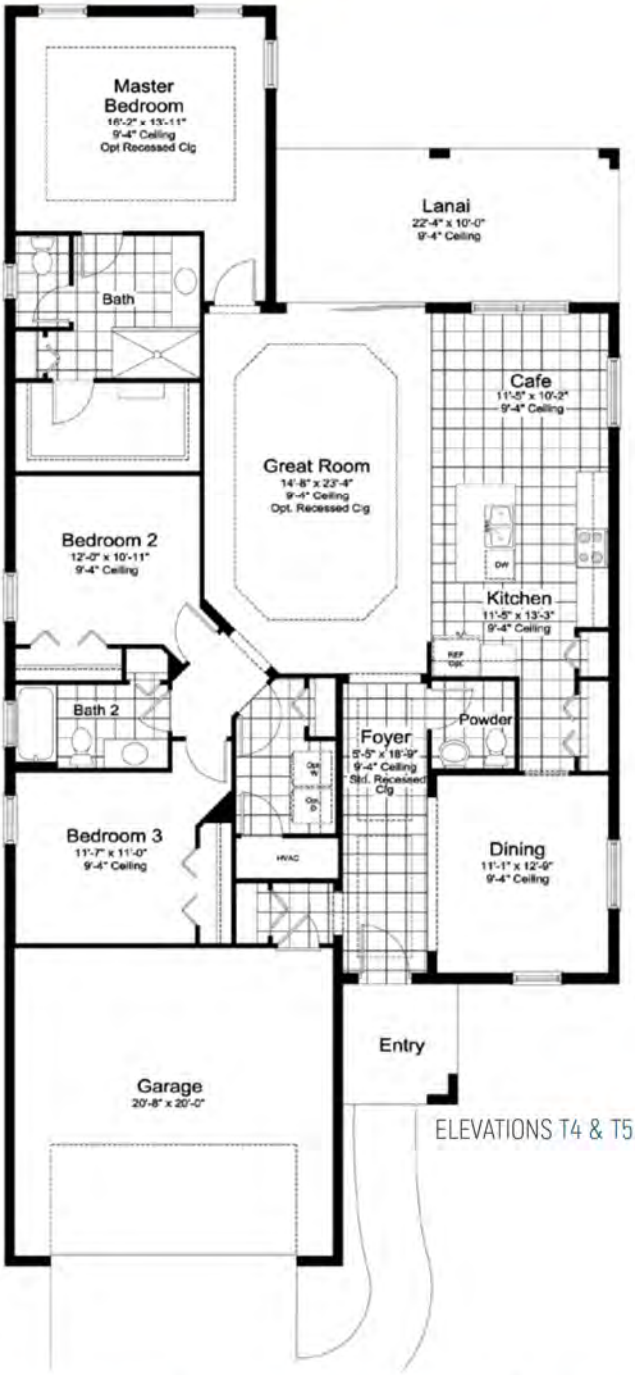
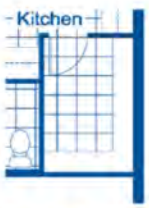
WHITE STAR / COVE SERIES

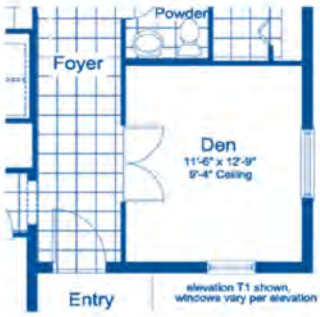


ELEVATIONS T4 & T5

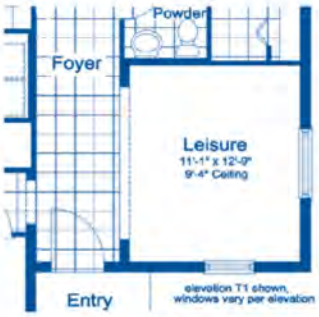
Laundry Tub Option



Walk-in Pantry Option



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



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

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

Living	2064	SF
Garage	453	SF
Lanai	223	SF
Entry	59	SF
TOTAL	2799	SF

*Entry, windows and square footage may vary per elevation

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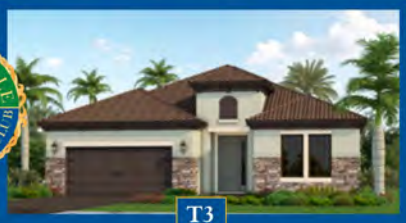
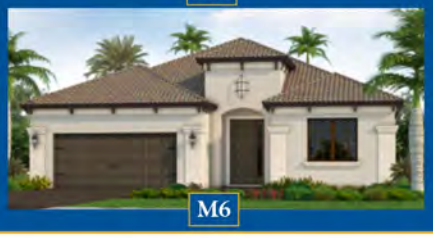
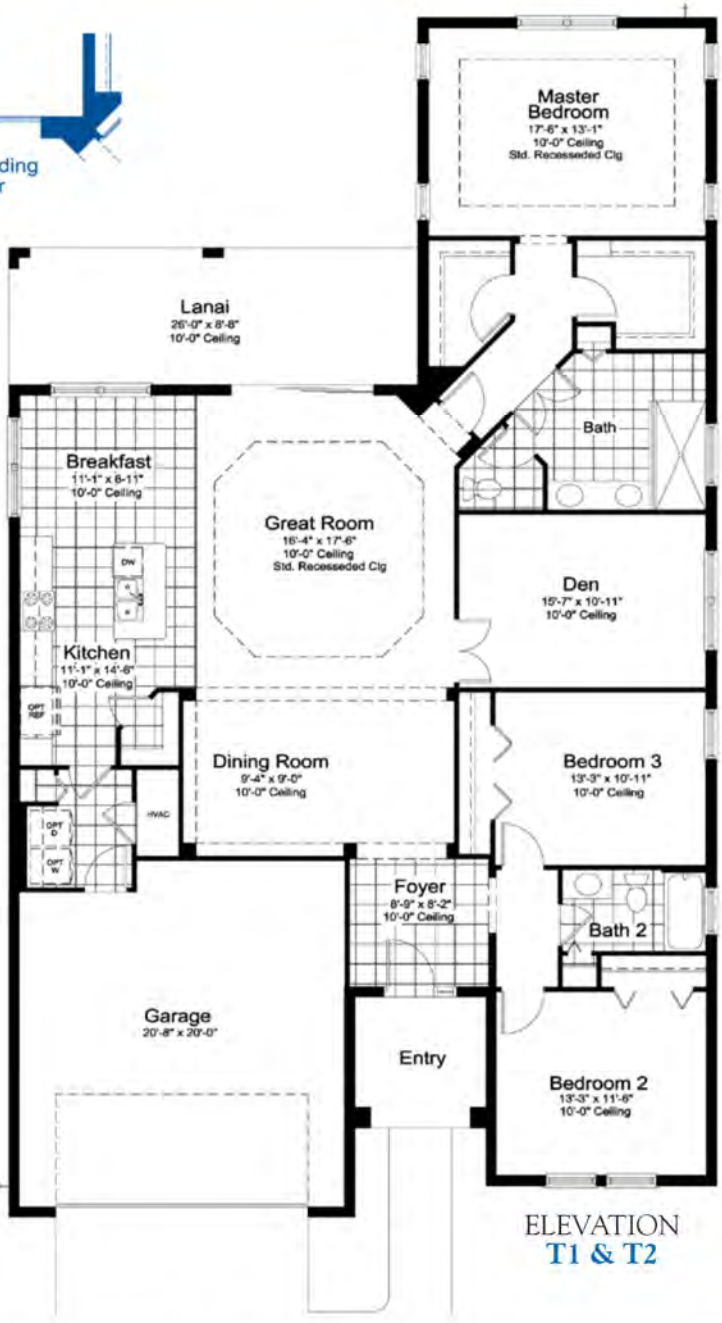
ENDLESS SUMMER 4 / COVE SERIES







ELEVATION
T1 & T2

Living	2207 SF
Garage	477 SF
Entry	68 SF
Lanai	225 SF
TOTAL	2977 SF

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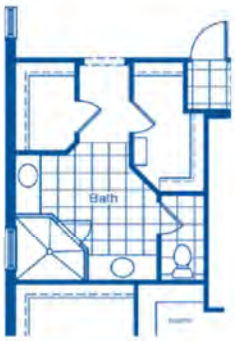
BRIGHT MEADOW 2 / COVE SERIES

Opt Pool Bath



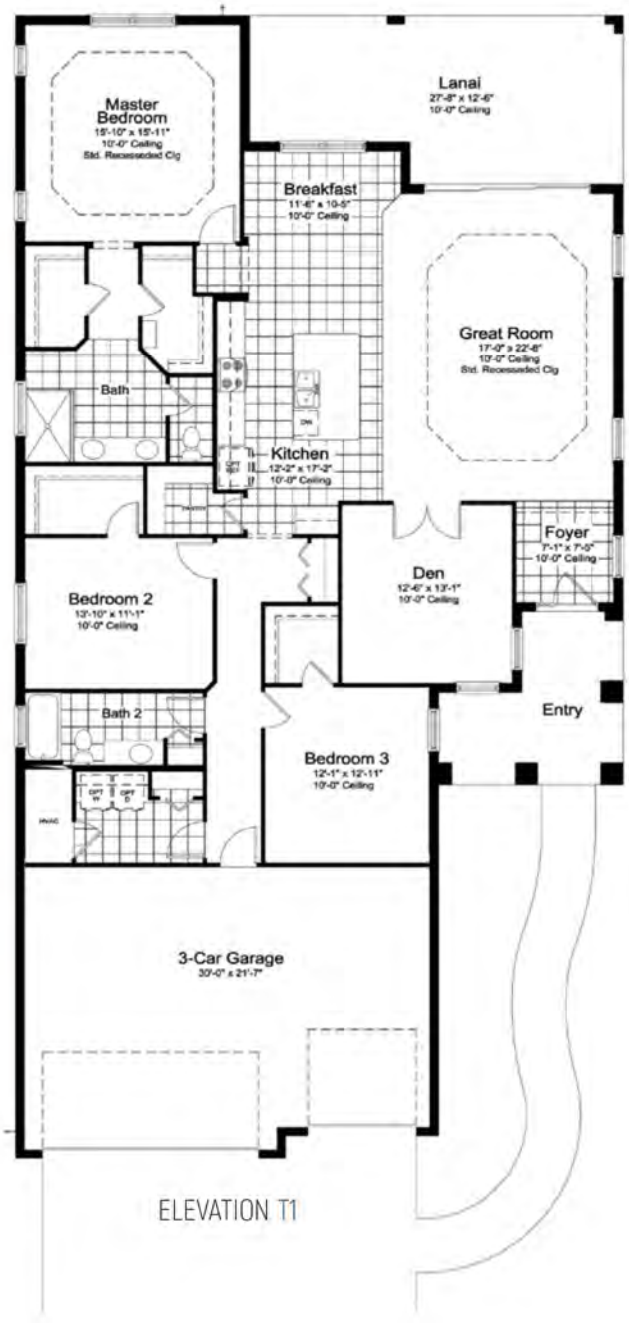
Opt Master Bath

Master Bath Opt
Full Glass shwr encl

Opt Powder Bath

Opt Wall Oven Kitchen

Opt Shower ILO Tub



ELEVATION T1

Opt Pocket Sliding Glass Door

Opt Butler Pantry

Opt. One Level Square Island

Living	2309	SF
Garage	657	SF
Entry	138	SF
Lanai	308	SF
TOTAL	3412	SF

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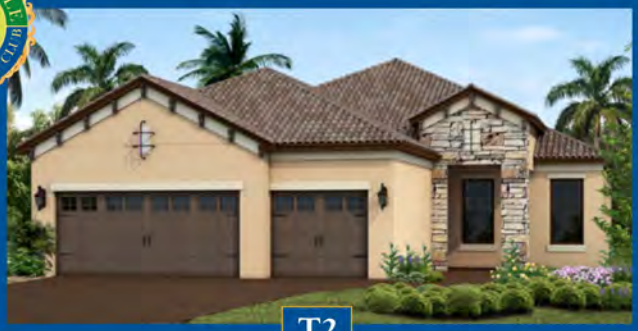
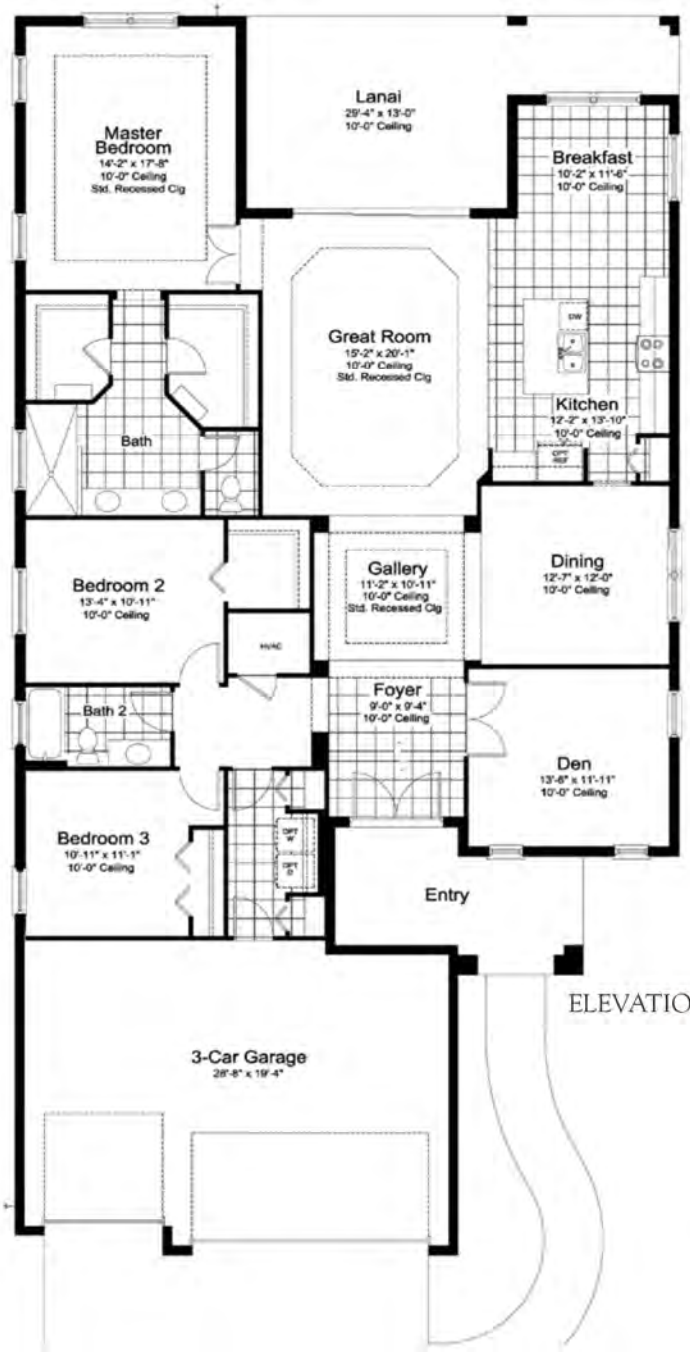
SEA STAR / COVE SERIES

T3



T2



ELEVATION T3

Opt Master Bath Door

Opt Shower ILO Tub

Opt Pool Bath

LIVING	2441 S.F.
GARAGE	624 S.F.
LANAI	230 S.F.
ENTRY	135 S.F.
TOTAL AREA	3430 S.F.

Opt Wall Oven Kitchen

Opt Wall Oven Kitchen w/ Opt Walk-in Pantry

Living	2379	SF
Garage	624	SF
Lanai	292	SF
Entry	135	SF
TOTAL	3430	SF

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SEA MIST / COVE SERIES

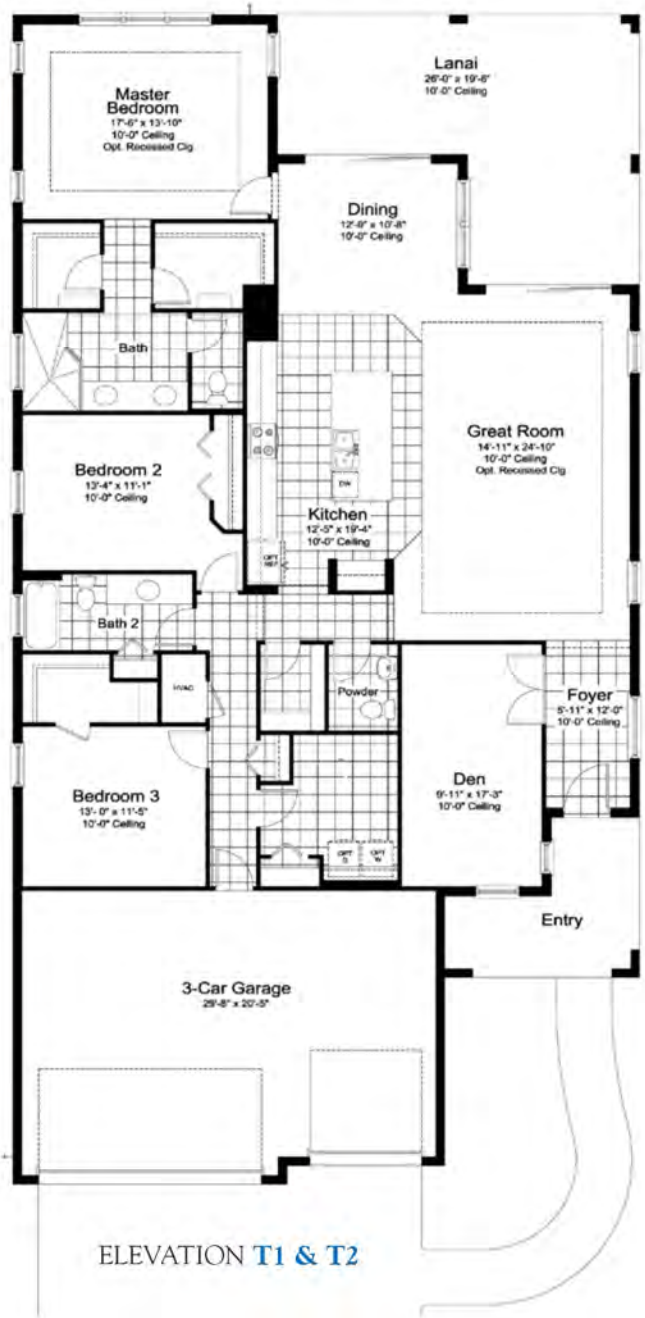
Opt Pocket Sliding Glass Door

Master Bath Door Option

Master Bath Opt Full Glass shwr encl

Bath 2 Shower Option

Bath 2 Jack and Jill Option



ELEVATION **T1 & T2**

Outdoor Kitchen Wall Option

Wall Oven Kitchen Option

Laundry Tub Option

Living	2427	SF
Garage	638	SF
Entry	118	SF
Lanai	375	SF
TOTAL	3558	SF

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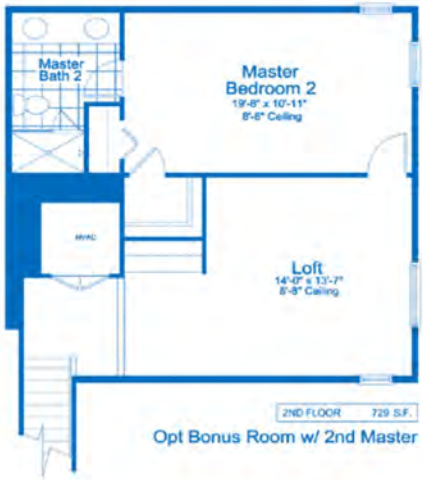
SEA MIST / COVE SERIES

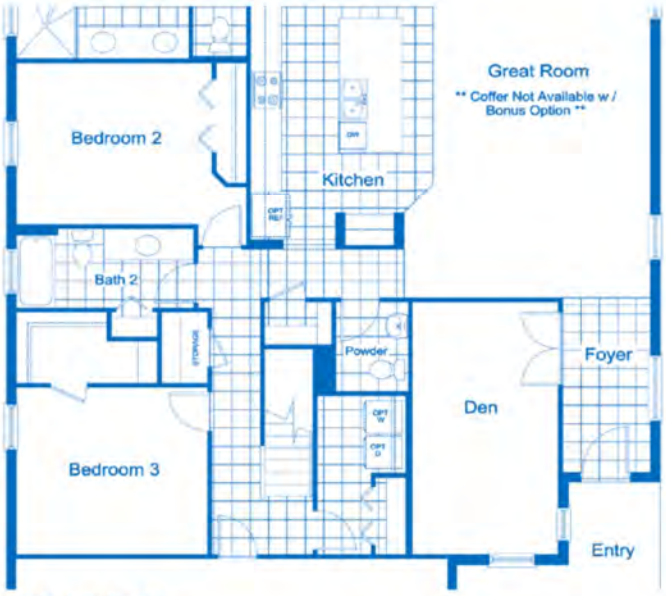
WITH OPTIONAL BONUS ROOM



Opt Bonus Room w/ 2nd Master

OPTIONAL BONUS ROOM

1st Floor	3558	SF
Opt Bonus	729	SF
TOTAL	4287	SF



Partial First Floor
Stair w/ Opt Bonus Room

Opt. Bonus Laundry
Tub Option

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COVE SERIES FEATURES

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

NEIGHBORHOOD FEATURES
- Close to Manasota Beach and Englewood Beach
- Minutes from fishing and boating access to Lemon Bay and the Gulf
- Close to a variety of shopping in Englewood and Venice
- Fabulous clubhouse and brand new fitness center
- Beautifully landscaped entry and streets
- The proven quality, service, and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES
- Choice of custom-designed Tuscan, French Colonial and Mediterranean elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding 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
- Decorative coach light (s)
- Decorative yard light
- 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
- Coffer ceiling in master bedroom per plan
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan - Level 1 selections
- 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 screened lanai
- Gutters included at sides only

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 Level 1 full overlay 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

Neal Communities reserves the right to make changes to this information at anytime without notice. This document supercedes previously published Included Features. See Sales Representative for complete details on Included Features.

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
- Level 1 full overlay wood veneer cabinets with stylish hardware
- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome 2-handle 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
- CPVC or PEX 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

SMART HOME PACKAGE

NEAL SMART HOME

- 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 oulet (choice of five locations)
- One wireless access point prewire

ENERGY SAVING FEATURES
- 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 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

HOMESITES

BOCA ROYALE

1 Golf View Drive, Englewood, Florida 34223 / 941-474-0476

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.