



THE



HARBORAGE

ON BRADEN RIVER



AN ECOLOGICALLY SENSITIVE DEVELOPMENT  
 BY NEAL COMMUNITIES



## LANDSCAPE

The ultimate goal of Neal Communities' integrated environmental plan for The Harborage on Braden River is to cater to all of its residents, two legged and four, winged, flipped, and flowering. Within the landscape, over 20,000 wetlands plantings and over 13,000 native plants have been added and preserved along river paths. Just listen and you'll hear the tree frogs barking with delight at their green surroundings, as the turtles bask on the sun-drenched banks of the river.



NESTLED ALONG THE WETLAND-RICH SHORES OF THE BRADEN RIVER, THE HARBORAGE SERVES AS A THRIVING EXAMPLE OF WORDS THE NEAL COMMUNITIES TEAM LIVES BY ... WITH EXPERTISE AND THOUGHTFUL PLANNING, MAN AND NATURE CAN COEXIST IN HARMONY.

A LOCALLY BASED REAL ESTATE DEVELOPMENT COMPANY, NEAL COMMUNITIES IS RENOWNED FOR CREATING LIFESTYLE COMMUNITIES THAT MAINTAIN THE HIGHEST RESPECT FOR FLORIDA'S NATURAL ENVIRONMENT. NEAL'S PHILOSOPHY OF ENVIRONMENTAL STEWARDSHIP STARTS WITH COMPANY PRESIDENT PAT NEAL. AS STATE LEGISLATOR, NEAL WROTE SOME OF FLORIDA'S FIRST WETLANDS AND MANATEE PROTECTION ACTS. AS DEVELOPER AND BUILDER, HIS FOCUS ON RESPONSIBLE LAND PLANNING RADIATES THROUGHOUT HIS COMPANY. TOGETHER, THE NEAL TEAM CONTINUES TO RAISE THE BAR ON WHAT CAN BE ACCOMPLISHED.

## BIRD'S-EYE VIEW

For the wide-winged osprey, a long-time Harborage resident, change has been good. She has a renewed passion for fishing the sandy shoreline, with its cleaner, clearer flowing tidal waters.

The herons and egrets agree. Now that Neal has enhanced mature oak hammocks and native pines with palms, the nesting has never been better. The winged wildlife at The Harborage thrives on the ground level, too, feasting on coral bean and beautyberry.

Spoonbills, cranes, and wood storks alike wade with confidence through newly planted black needle rush and gentle water lilies. The sushi menu is divine! The Harborage is also home to hawks, cardinals, cormorants, kingfishers, herons and pelicans. Each have their own bird's eye view, and all agree its beauty soars to a new level.

Neal Communities has included a few perks for the people who call The Harborage home, as well. There are the winding natural mulch pathways, where panoramic views reveal a seamless transition between land and water. Along the way, a subtle signage program identifies plant and animal species, creating awareness and nurturing a culture of respect for the natural landscape. Even the residences of The Harborage, from condominiums to townhomes and single-family homes, maximize this community's abundance of magical views. The Harborage is an open invitation for everyone to enjoy this experience and pass the vision on to the next generation.



CREATING  
LIFESTYLE COMMUNITIES...  
RESPECTING THE  
ENVIRONMENT.

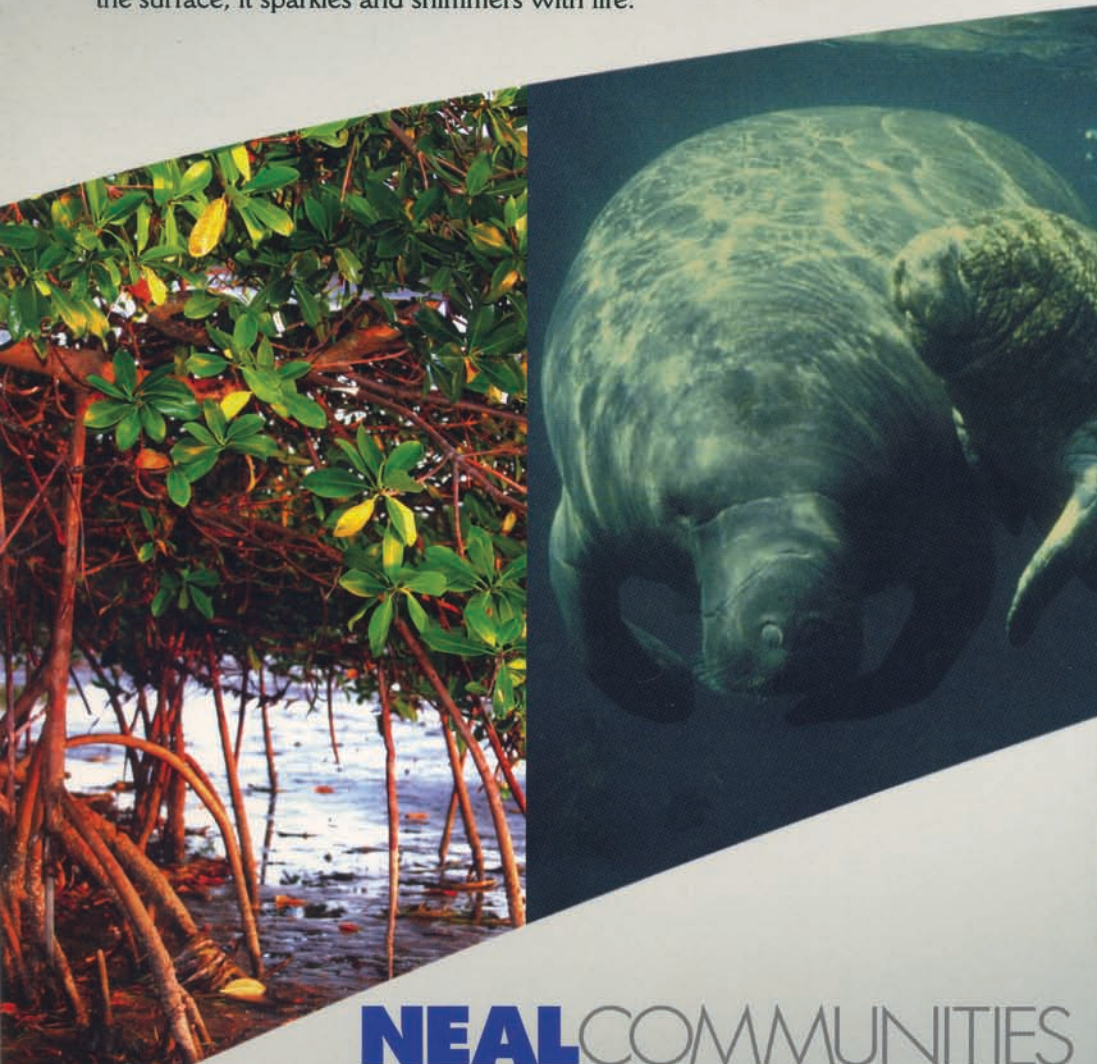
BY  
AIR, SEA,  
& LAND

With a shared goal to sustain, and wherever possible to improve the living landscape of The Harborage, Neal Communities and specially selected environmental experts created a development plan. ECo Consultants evaluated and restored the property which included meticulous hand removal of hundreds of non-native plants from the wetlands and along the upland buffer. The result? A significant study in ecological preservation with a legacy of natural benefits for all who call The Harborage home.



## BENEATH THE SURFACE

Home base for families of manatees and an array of marine life, the Evers Reservoir dam spillway is adjacent to The Harborage and its generous swath of coastal preserve, John's Island. Nestled on its eastern fringe, the Island is a virtual resort for marine life! Manatees reserve their favorite spot for a lunchtime munch on the area's abundance of leafy greens. These beloved sea cows are a sure bet for second helpings. Among the hardy marsh grasses that sway with the tides, a redfish darts by, then another. They're sure they're being chased by a bigger fish, or is it a hook dangled from the new fishing dock and observation deck? Within the basket weave of precious mangroves, sea trout and other saltwater fish find food and shelter. From above, a rich and colorful palate of coastal colors and textures paints the water. And just beneath the surface, it sparkles and shimmers with life.



**NEAL**COMMUNITIES

Building. Home. Life.

For more information about  
The Harborage, visit  
[www.nealcommunities.com](http://www.nealcommunities.com)  
or stop in for a visit.

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A VALUABLE  
NEW  
STANDARD

WITH THE HARBORAGE  
ON BRADEN RIVER,  
NEAL COMMUNITIES HAS  
SET A NEW STANDARD  
IN RESPONSIBLE COASTAL  
DEVELOPMENT. HERE,  
RESIDENTS ENJOY THE  
TANGIBLE BENEFITS OF  
THEIR SURROUNDINGS  
EACH DAY, A LIFESTYLE IN  
HARMONY WITH NATURE.  
YET THE TRUE VALUE OF  
NEAL'S ENVIRONMENTAL  
PLANNING AT THE  
HARBORAGE EXTENDS  
FAR BEYOND ITS BORDERS.  
THIS CONSERVATION AND  
IMPROVEMENT PROGRAM  
ADDS EXPONENTIAL VALUE  
TO THE HEALTH OF  
THE GREATER  
SOUTHWEST FLORIDA  
LANDSCAPE FOR YEARS  
TO COME.