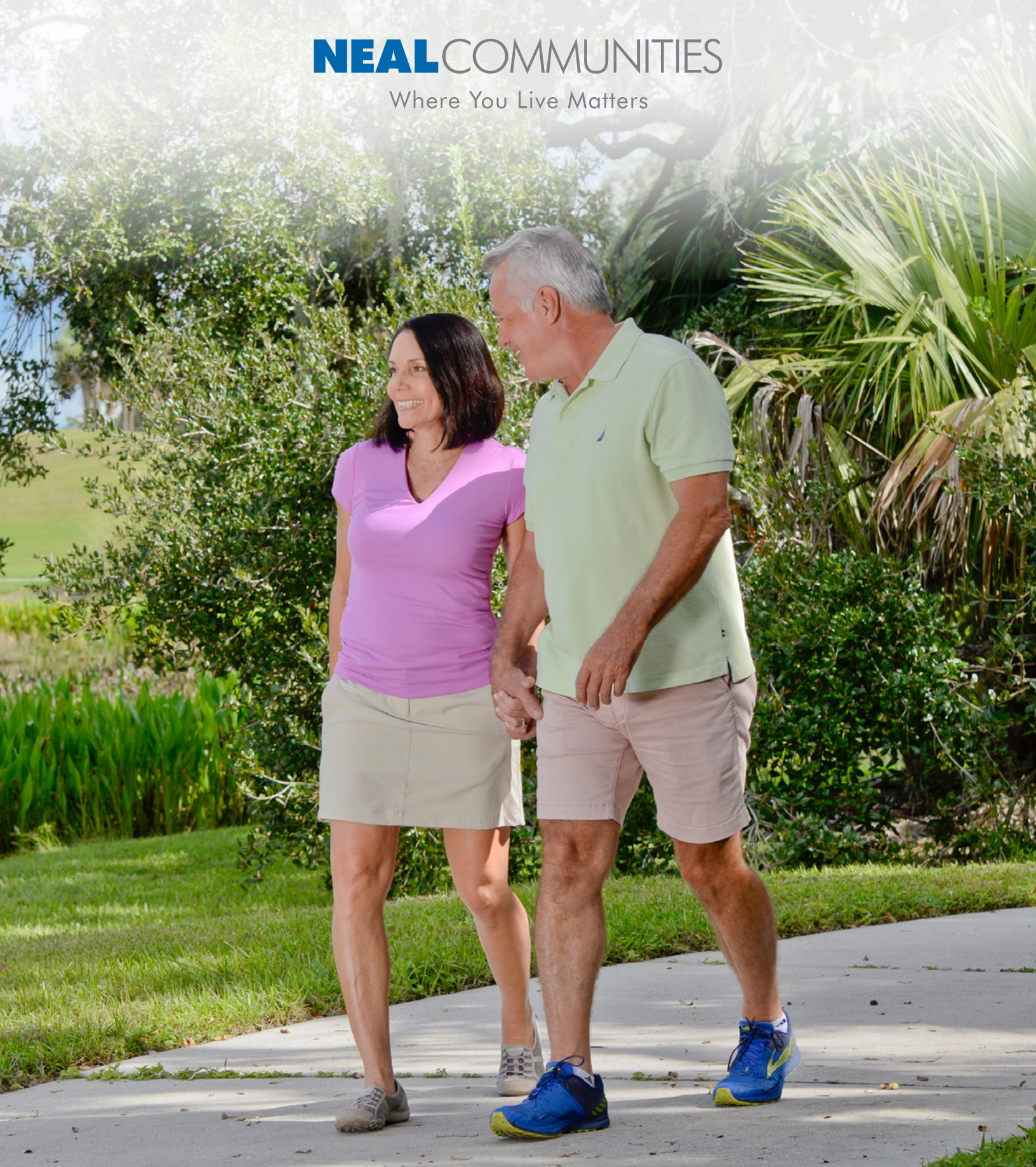


NEAL COMMUNITIES

Where You Live Matters



COASTAL SERIES

Verandah®



INCLUDED FEATURES

COASTAL SERIES

NEALCOMMUNITIES

Where You Live Matters

WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- 110 successful communities and over 20,000 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

COMMUNITY FEATURES

- Beautifully located private golf course community
- Set on the backdrop of the Orange River
- Full suite of amenities with full-service dining, social events, activities and clubs that create a true sense of community and belonging

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Spanish, French Colonial, and Island elevations
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professionally designed landscape package
- Professional in-house design service
- Neal Design Gallery offers choices for personalization of your home
- Exterior textured wall finish with siding OR banding and accents per plan
- The proven quality, service, and integrity of Neal Communities

LUXURY FEATURES

- Textured finish on walls and ceiling
- Classic colonial moldings
- 5-1/4" colonial baseboards
- Colonial windows in select locations
- Decorative coach lights
- Solid Surface window sills per plan
- Stylish lever door hardware with handle set at front entry
- Classic 2-panel interior doors
- Professionally landscaped home site including mulch and automatic irrigation system
- Spacious closets with ventilated shelving per plan
- Coffered 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
- Painted garage floor
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES

- General Electric® appliance package in white or black:
 - 5-year General Electric warranty
 - Built-in wall oven/microwave combo
 - Gas cooktop with hood
 - Refrigerator
 - Dishwasher
- Moen® 1/2 HP disposal
- 42" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave/hood
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- 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
- 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 freestanding tub in master bath per plan (not available in all plans)
- 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
- 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

ENERGY-SAVING FEATURES

- Insulated Low-E double glazed windows and sliding glass doors
- Natural gas piping per plan
- R-30 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
- 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
- Arc prevention circuits in bedrooms
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

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 to include three (3) combo outlets (Cat 5 phone/data and RG6 coax) locations (choice of locations)
- One wireless access point prewire



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Neal Communities reserves the right to make changes to this information at any time without notice. This document supersedes previously published Included Features. See Sales Representative for complete details on Included Features. ©2023 Neal Communities. CBC 1256375. [04.06.23]



SITE PLAN

COASTAL SERIES

Verandah®
IT'S DIFFERENT HERE



- Celebration Series
- Cove Series
- Coastal Series
- Not Available
- Models
- Old Orange Golf Course
- Whispering Oak Golf Course
- - - Walking Trail
- - - Bike Trail



Celebration Series

Living Area: 1,812 – 2,332 Sq. Ft.

- 1- and 2-Story with Open Floorplans
- Great Room, Dining and Den
- Up to 5 Bedrooms, 4 Baths
- 2-Car Garage

Cove Series

Living Area: 2,181 – 2,427 Sq. Ft.

- 1- and 2-Story with Open Floorplans
- Great Room, Dining and Den
- Covered Entry and Lanai
- Up to 4 Bedrooms, 3.5 Baths
- 2- to 3-Car Garage

Coastal Series

Living Area: 2,453 – 2,907 Sq. Ft.

- 1- and 2-Story with Open Floorplans
- Great Room, Dining and Den
- Up to 6 Bedrooms, 4 Baths
- 3-Car Garage

NEAL COMMUNITIES

Where You Live Matters

Neal Communities reserves the right to change elevations, floor plans, specifications and prices without notice. All renderings, elevations, floor plans and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This insert is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. ©Neal Communities. CBC 1256375



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SANIBEL

COASTAL SERIES



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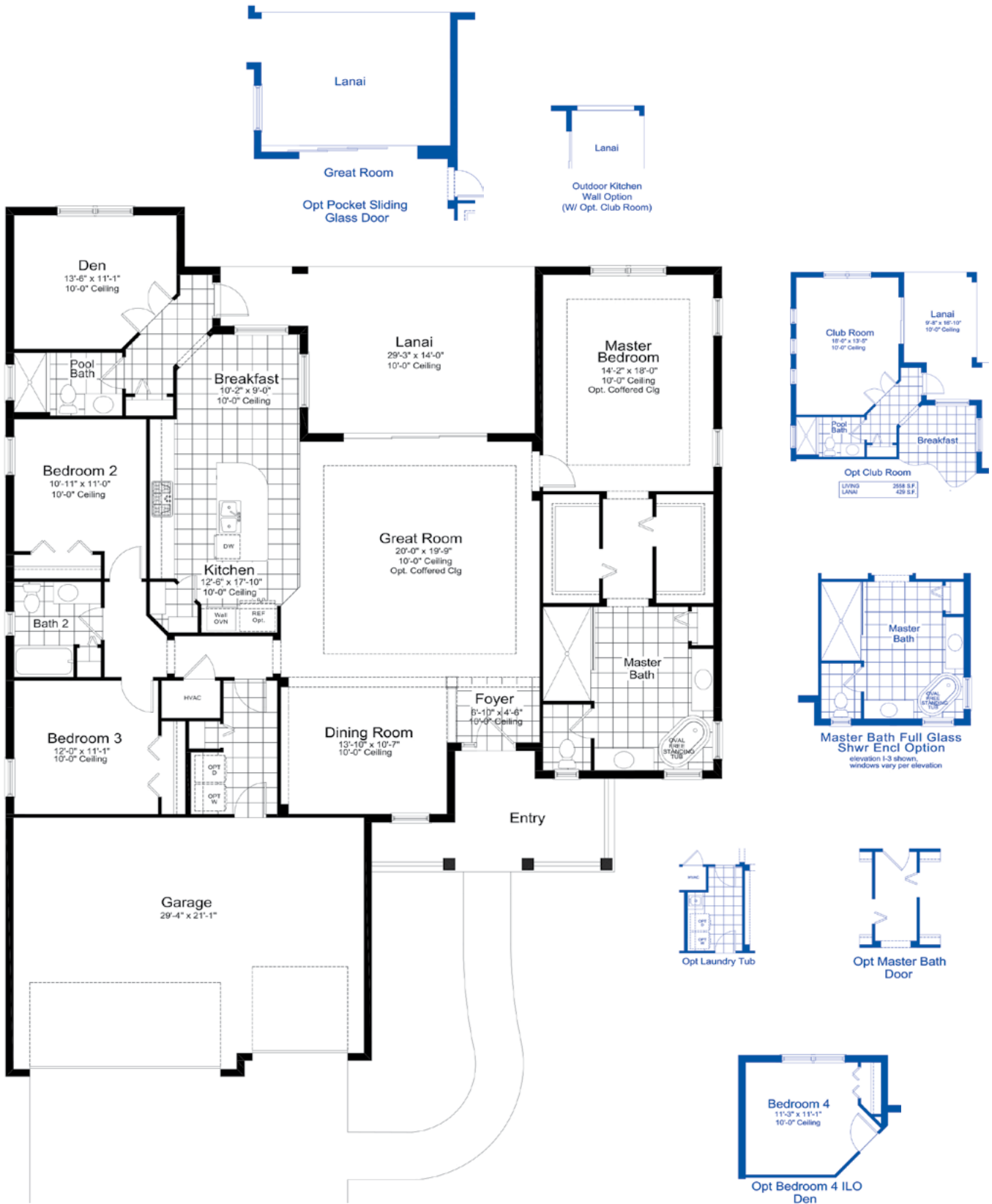
SANIBEL

COASTAL SERIES

ELEVATION S-1

3 Bed | 3 Bath | Den | Dining | Great Room | 3-Car Garage

Living Area	2,463 SF
Garage	652 SF
Lanai	303 SF
Entry	141 SF
Total Area	3,559 SF



CAPTIVA

COASTAL SERIES



C-1



S-1



FC-1



FC-2



I-2



I-3

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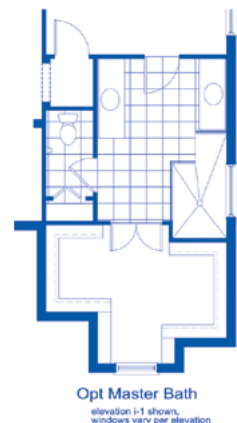
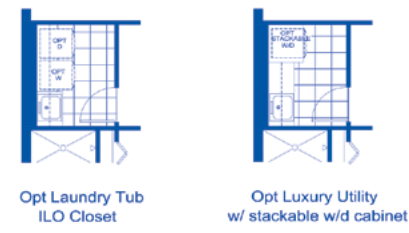
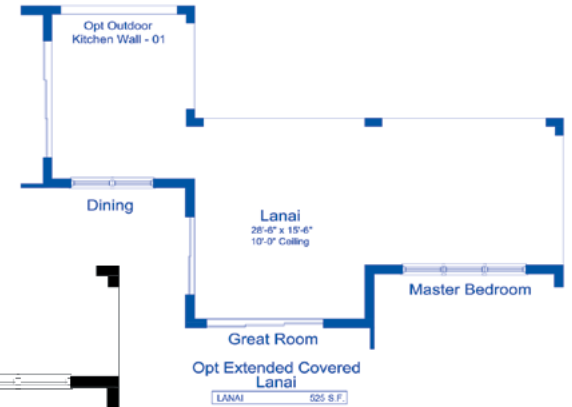
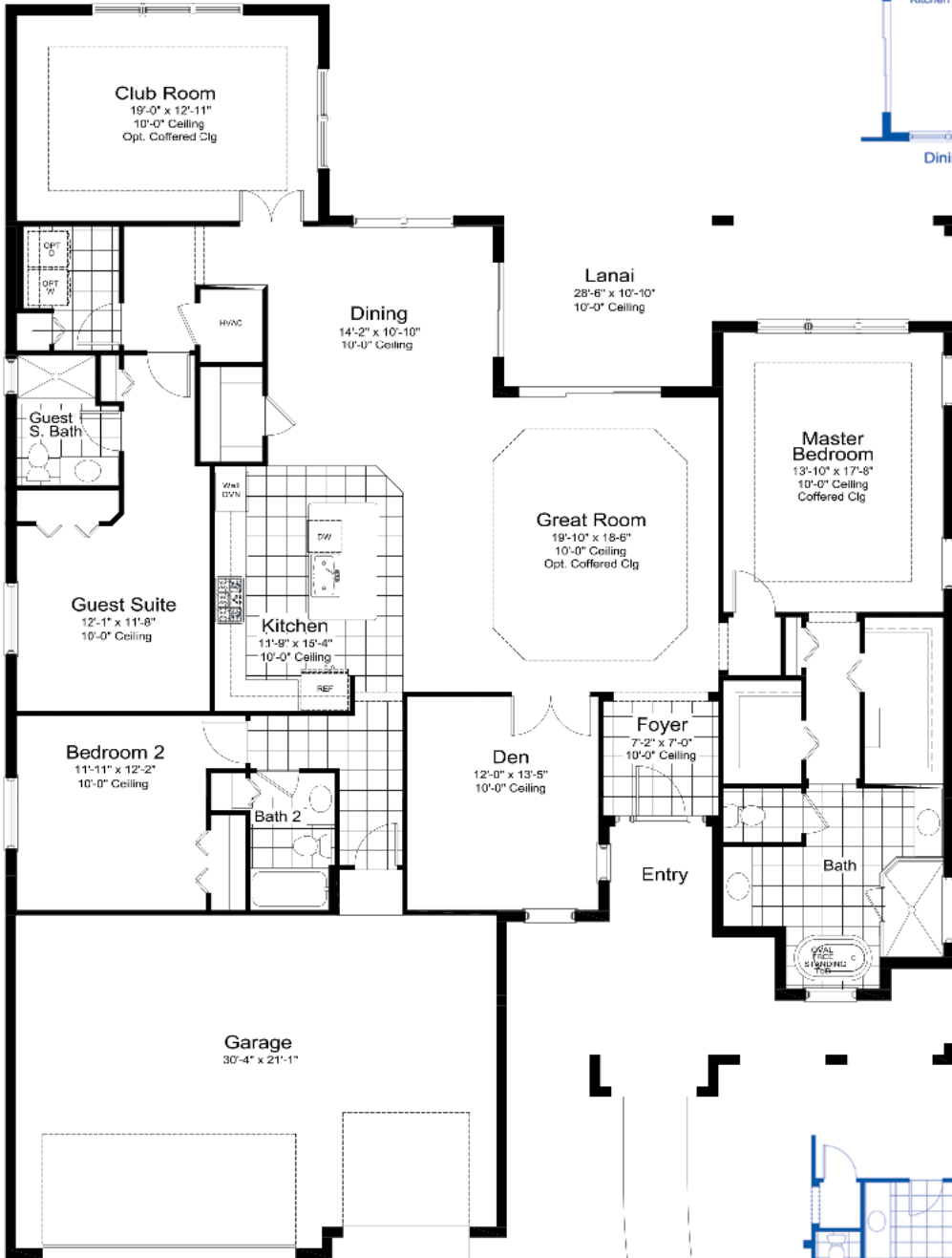
CAPTIVA

COASTAL SERIES

ELEVATION S-1

3 Bed | 3 Bath | Den | Dining | Great Room | 3-Car Garage

Living Area	2,698 SF
Garage	685 SF
Lanai	245 SF
Entry	206 SF
Total Area	3,834 SF



KIAWAH

COASTAL SERIES



Verandah®



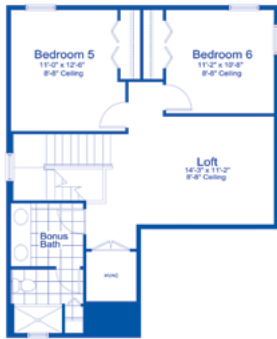
KIAWAH

COASTAL SERIES

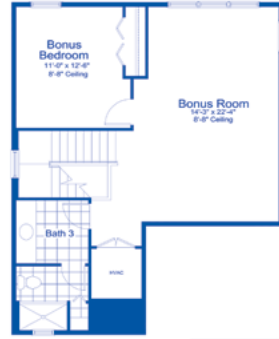
ELEVATION S-1

4 Bed | 3 Bath | Den | Dining | Great Room | 3-Car Garage

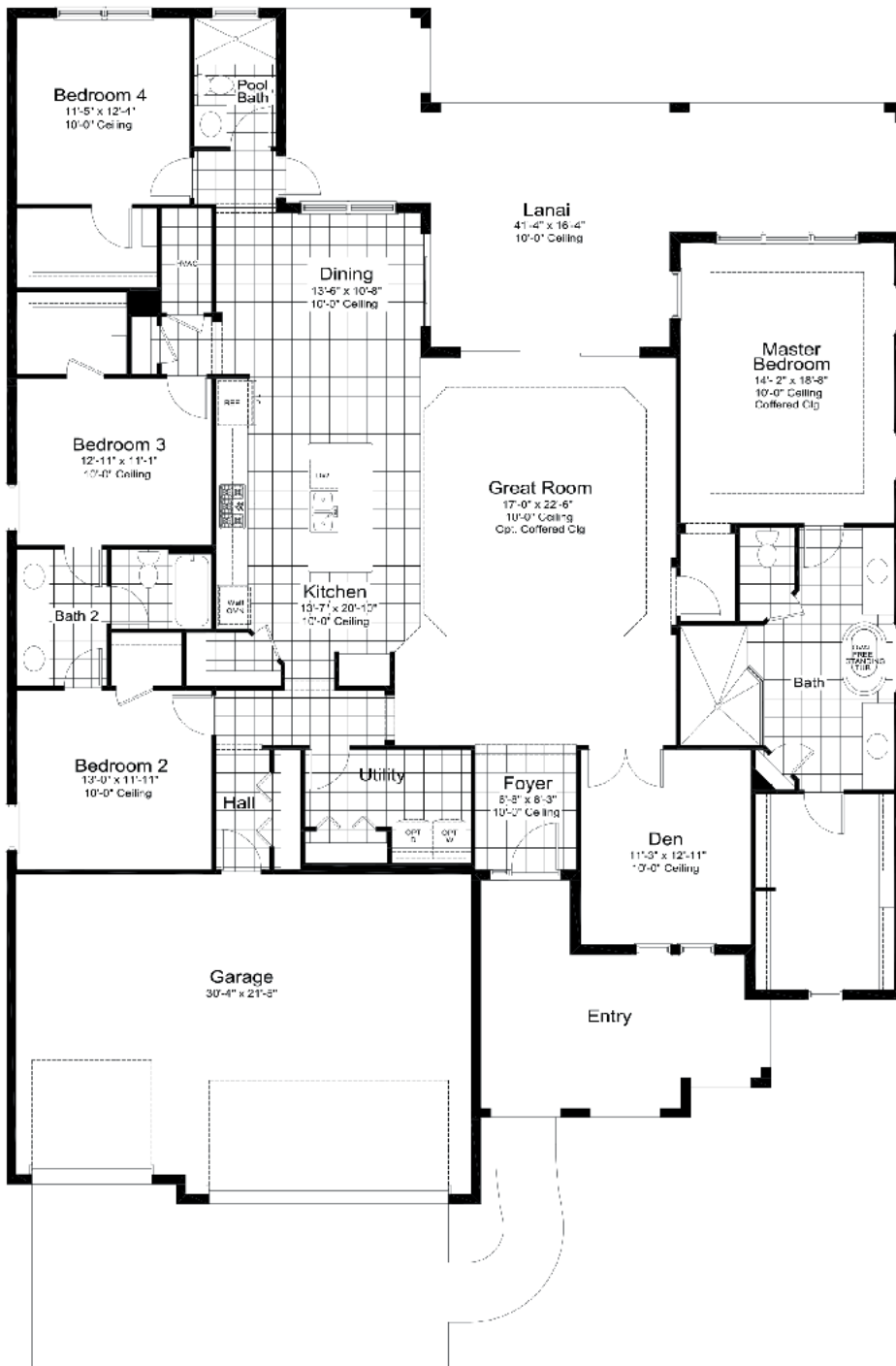
Living Area.....	2,907 SF
Garage.....	683 SF
Lanai.....	523 SF
Entry.....	227 SF
Total Area.....	4,340 SF



Opt Bonus w/ Bonus Bedrooms and Bonus Bath



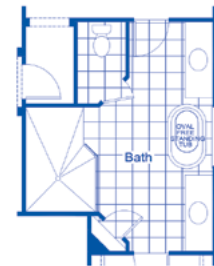
Opt Bonus w/ Bonus Bed and Bath 3



Partial First Floor Stair w/ Opt Bonus Room



Opt Shower ILO Tub



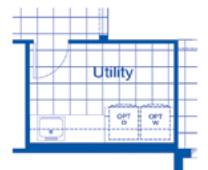
Master Bath Full Glass Shwr Encl Option



Opt Laundry Tub ILO Closet



Opt Hall Cabinets ILO Closet



Opt Luxury Utility Room w/ LT and under counter w/d hook up