CELEBRATION
HOME SERIES

SKYSAIL

SINCE 1970 NEAL COMMUNITIES

NEALCOMMUNITIES
Where You Live Matters

CELEBRATION HOME SERIES

NEALCOMMUNITIES

Where You Live Matters

SINCE 1970 NEAL COMMUNITIES

EQUAL HOUSING OPPORTUNITY

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CELEBRATION SERIES FEATURES

SKYSAIL

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 50 years of building award-winning homes
- Over 100 successful communities
- Over 27,000 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

- 246 acres of lakes offering beautiful waterfront views
- 2 dog parks, 3 community event lawns, a lakehouse and a wellness center
- 3-mile perimeter trail
- Resort-style pool, lap pool and a spa
- A fishing pier, 8 pickleball and 2 tennis courts plus an outdoor gaming area with ping-pong and checker tables
- Easy access to Paradise Coast Sports Complex, a premier sports and special events venue

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Tuscan, Northern Italian, Coastal, and Florida Modern 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
- 3-1/4" colonial baseboards
- Colonial windows (in select locations)
- Decorative coach lights
- Solid Surface window sills per plan
- Stylish lever door hardware
- Classic 2-panel interior doors
- Gutters included on sides per plan
- Professionally landscaped home site including mulch and automatic irrigation system
- Spacious closets with ventilated shelving (per plan)
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan
- 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 stainless steel appliance package:
  - 5-year General Electric warranty
  - Over-the-range microwave
  - Refrigerator
  - Gas range
  - Dishwasher
- Moen 1/2 HP disposal
- 42" upper recessed panel 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

CELEBRATION SERIES FEATURES

SKYSAIL

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
- Recessed panel wood veneer cabinets with stylish hardware (Timberlake)
- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome single lever faucets
- Water resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White tub in guest bath
- Outside vented exhaust fans in all baths

QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction (first floor only)
- 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-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 or electric water heater per plan
- 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

NEAL SMART HOME

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 five (5) Cat 5 phone/data outlets (choice of locations)
- One wireless access point prewire

4056 SkySail Drive, Naples, FL 34120 | 239.990.2125 | SkySailFL.com

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CELEBRATION
HOME SERIES

SKYSAIL

NI-2

FM-1

C-1

FRESH SPRING

1,812 Sq Ft
1 Story
3 Beds
2 Baths
2-Car Garage

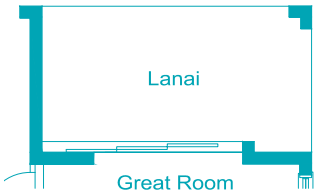
NEAL COMMUNITIES
Where You Live Matters

Elevation NI-2

FRESH SPRING

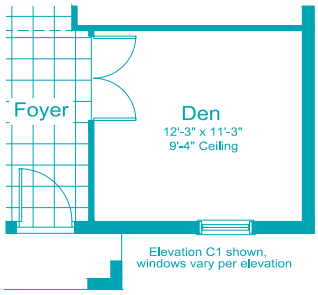
3 Bedrooms, 2 Baths, 2-Car Garage

Living Area	1,812 Sq. Ft.
Garage	471 Sq. Ft.
Lanai	139 Sq. Ft.
Entry	23 Sq. Ft.
Total Area	**2,445 Sq. Ft.**

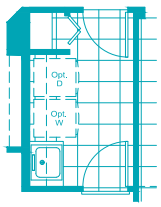


Pocket Slider Dr Option

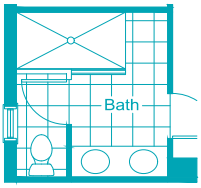
Outdoor Kitchen Wall Option



Den ILO Lesuire Option

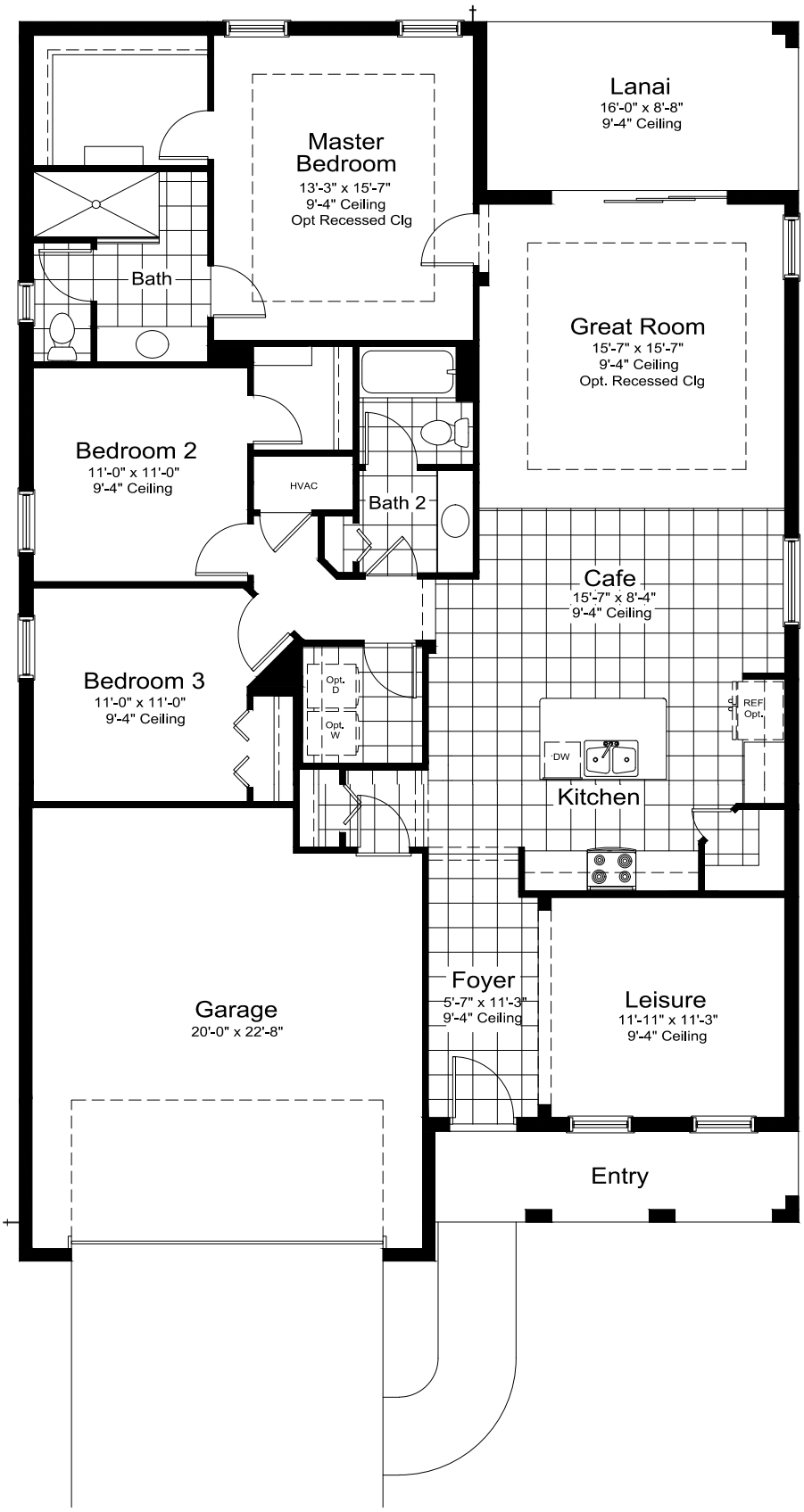


Opt Utility



Master Bath Double Sink Option

Not available w/ Master Bath Option



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CELEBRATION
HOME SERIES

SKYSAIL

NI-2

FM-1

C-1

MEADOW BROOK

2,014 Sq Ft
1 Story
3 Beds
2 Baths
3-Car Garage

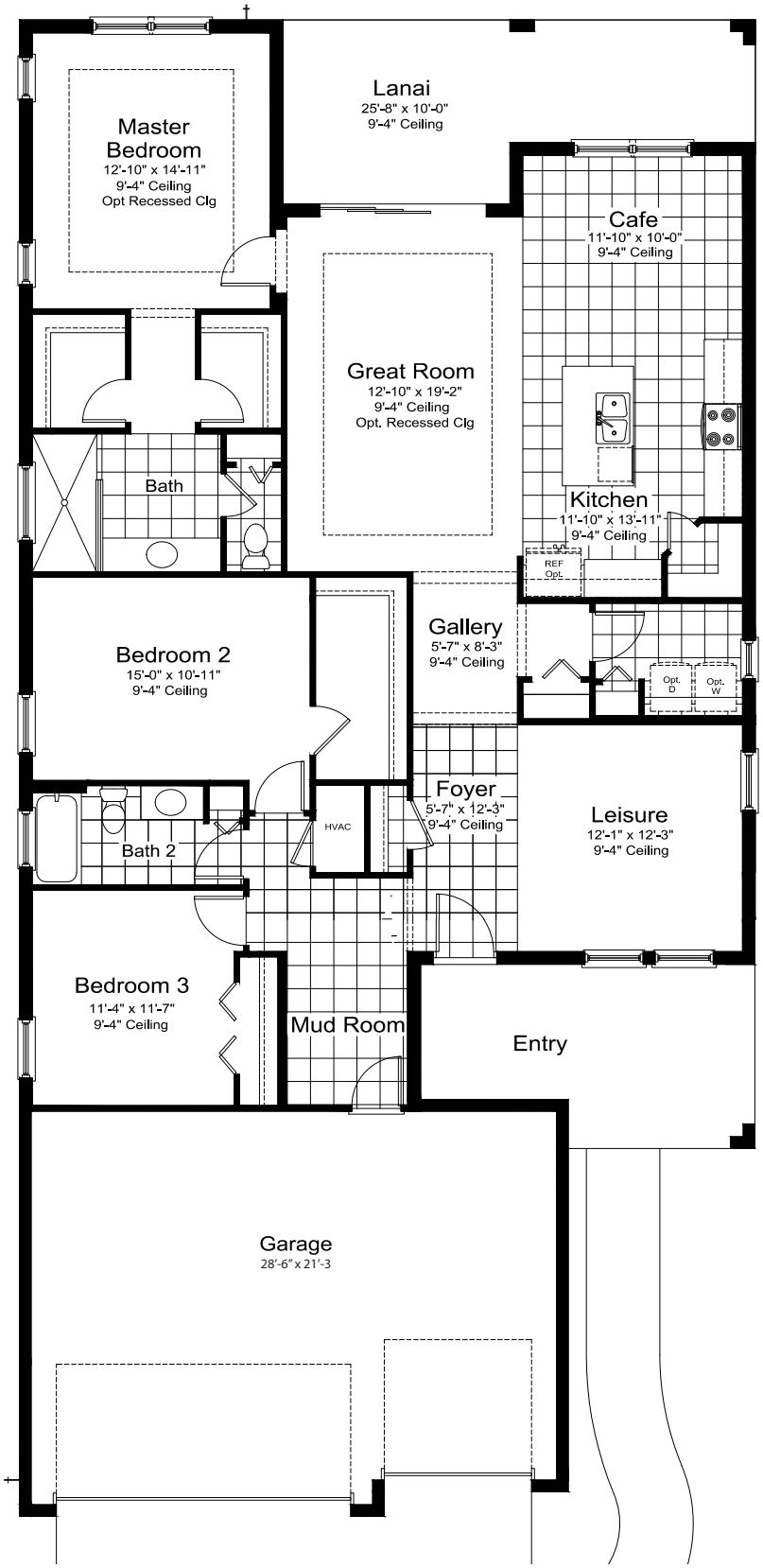
NEALCOMMUNITIES
Where You Live Matters

Elevation NI-2

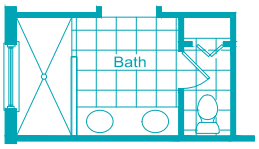
MEADOW BROOK

3 Bedrooms, 2 Baths, 3-Car Garage

Living Area	2,014 Sq. Ft.
Garage	649 Sq. Ft.
Lanai	212 Sq. Ft.
Entry	160 Sq. Ft.
Total Area	**3,035 Sq. Ft.**

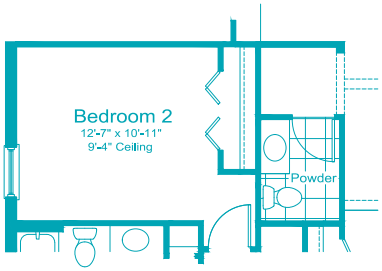


Outdoor Kitchen Wall Option
** Not Available w / Pool Bath Opt **

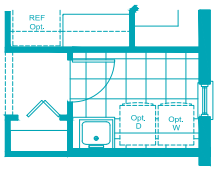


Master Bath Double Sink Option

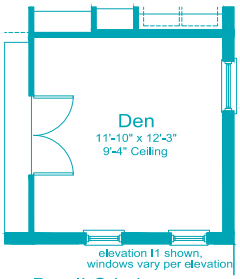
Master Bath Door Option



Powder Bath ILO WIC In Bedroom 2 Option



Laundry Tub Option



Den ILO Leisure Option

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CELEBRATION
HOME SERIES

SKYSAIL

NI-3

FM-1

C-1

WHITE STAR

2,064 Sq Ft
1 Story
3 Beds
2.5 Baths
Dining Room
2-Car Garage

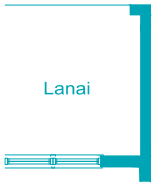
NEAL COMMUNITIES
Where You Live Matters

Elevation NI-3

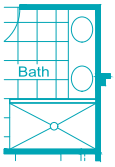
WHITE STAR

3 Bedrooms, 2.5 Baths,
Dining Room, 2-Car Garage

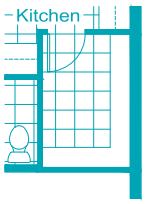
Living Area	2,064 Sq. Ft.
Garage	453 Sq. Ft.
Lanai	223 Sq. Ft.
Entry	60 Sq. Ft.
Total Area	**2,800 Sq. Ft.**



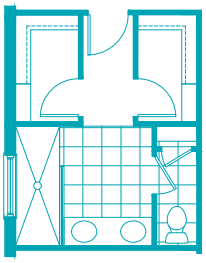
Outdoor Kitchen Wall Option



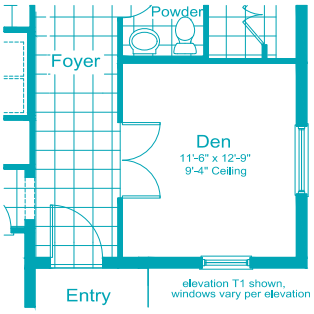
Master Bath Double Sink Option



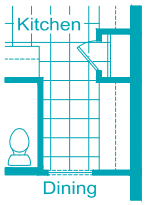
Walk-in Pantry Option



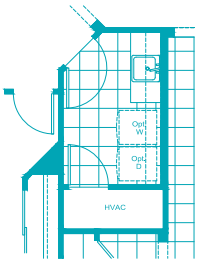
Optional Master Bath w/ Double Closet



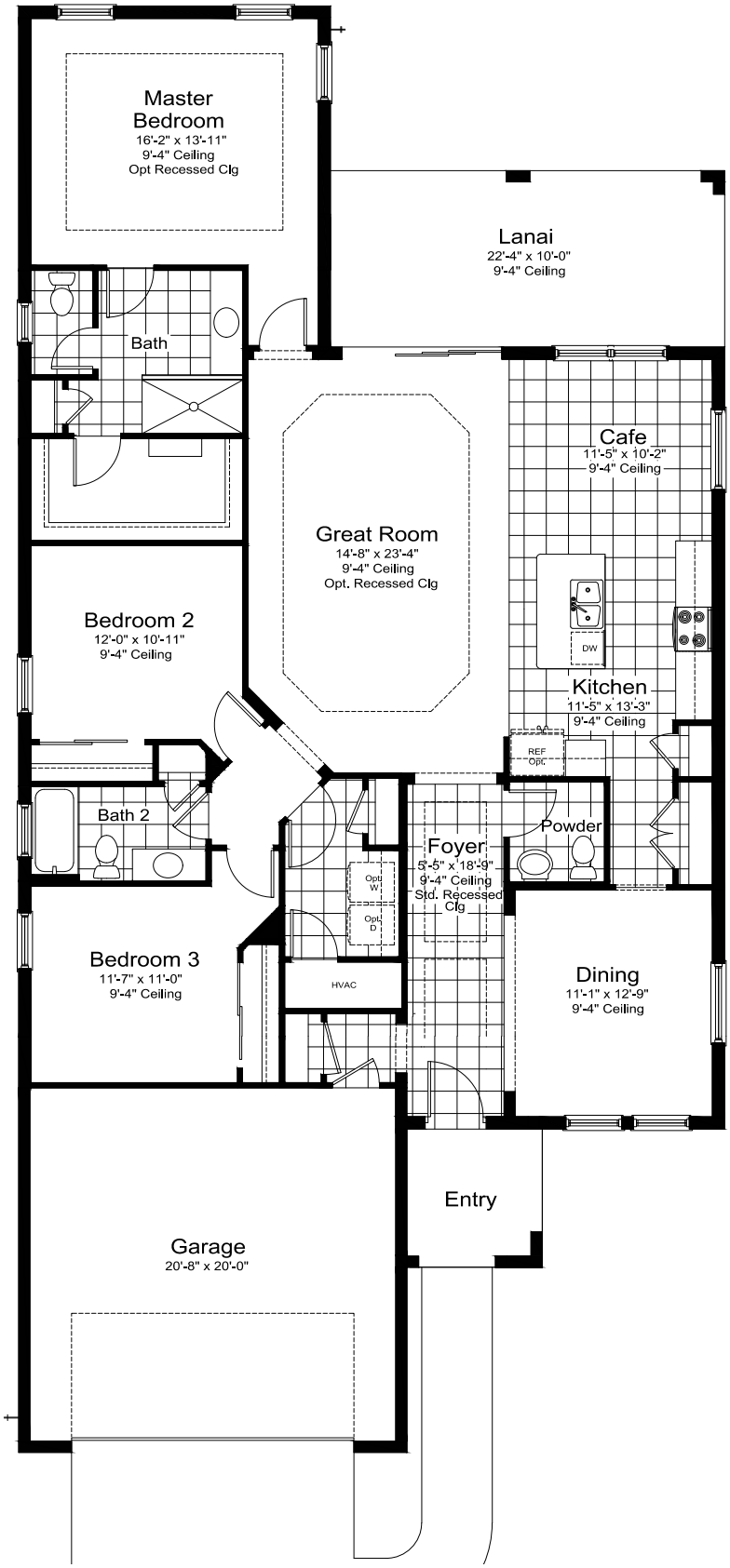
Den ILO Dining Option
** Not Available w / Guest Suite Opt **



Butler Pantry Option
** Not Available w / Walk-in Pantry **



Laundry Tub Option



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CELEBRATION
HOME SERIES

SKYSAIL

NI-1

C-1

I-1

BRILLIANCE

2,079 Sq Ft
1 Story
3 Beds
2.5 Baths
Leisure Room
3-Car Garage

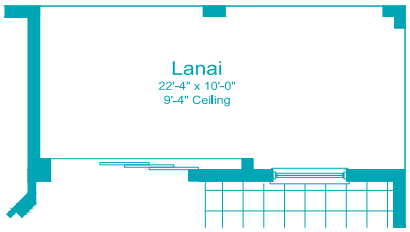
NEAL COMMUNITIES
Where You Live Matters

Elevation NI-1

BRILLIANCE

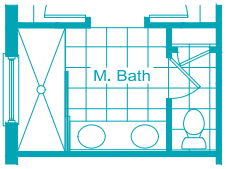
3 Bedrooms, 2.5 Baths,
Leisure Room, 3-Car Garage

Living Area	2,079 Sq. Ft.
Garage	633 Sq. Ft.
Lanai	223 Sq. Ft.
Entry	132 Sq. Ft.
Total Area	**3,067 Sq. Ft.**

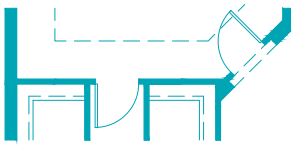


Opt Pocket Sliding Glass Door in Great Room w/ Single Window in Breakfast

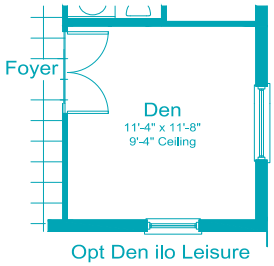
Opt Outdoor Kitchen Wall



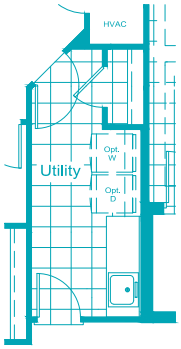
Master Bath Full Glass Shwr Encl Option



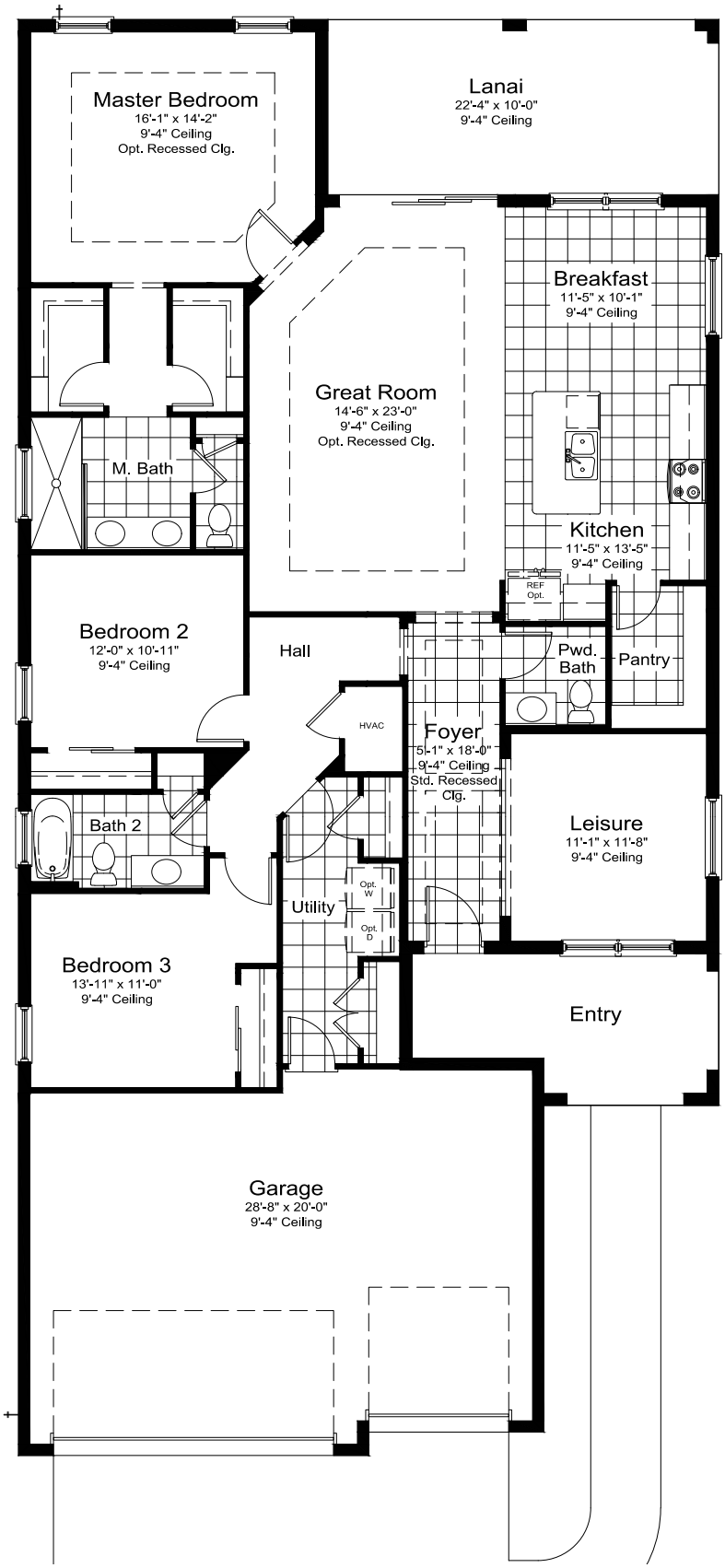
Opt Master Bath Door



Opt Den ilo Leisure



Laundry Tub Option



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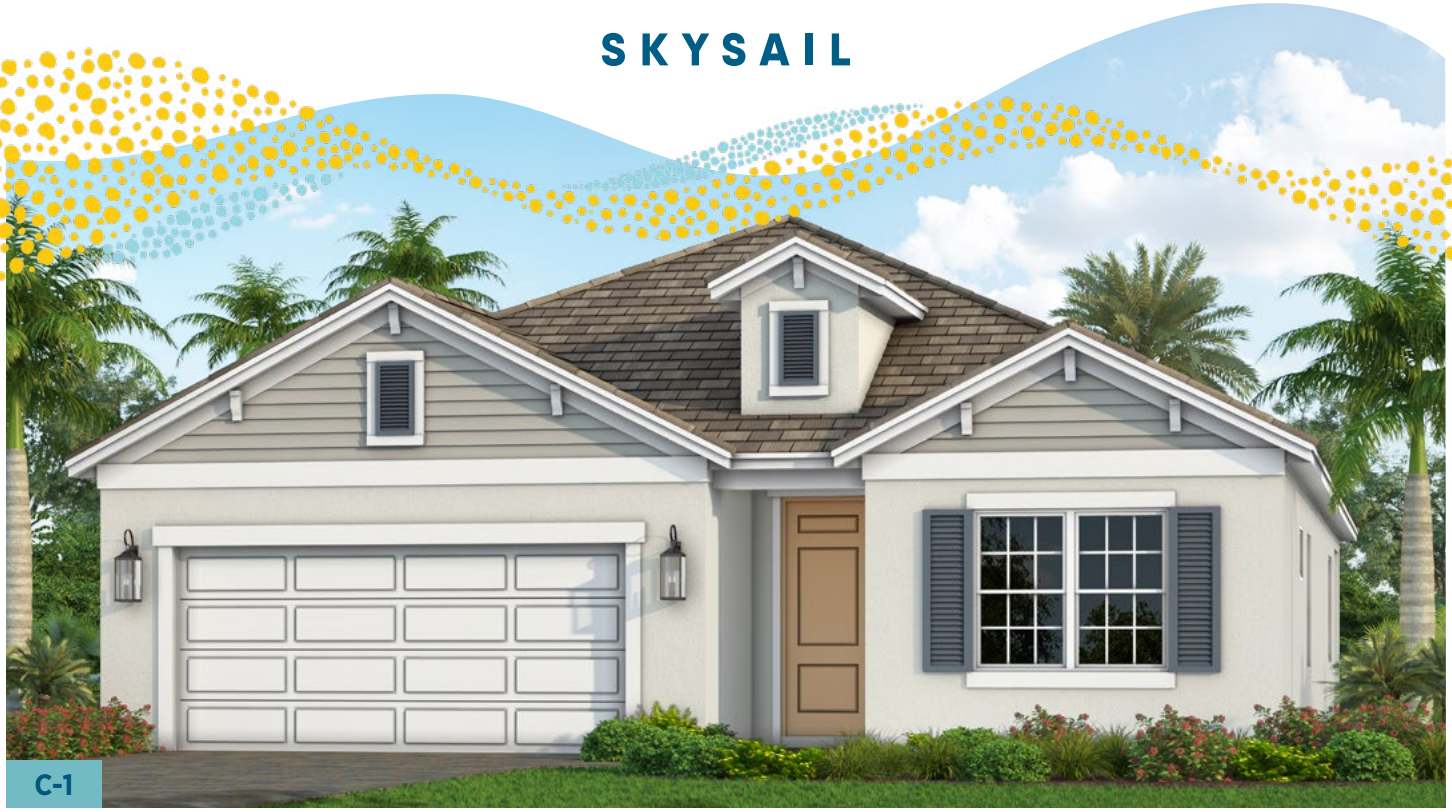
CELEBRATION
HOME SERIES

SKYSAIL



C-1

FM-1

NI-1

TRIUMPH

2,332 Sq Ft
1 Story
3 Beds
3 Baths
Guest Suite
2-Car Garage

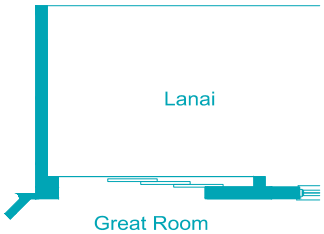
NEAL COMMUNITIES
Where You Live Matters

Elevation C-1

TRIUMPH

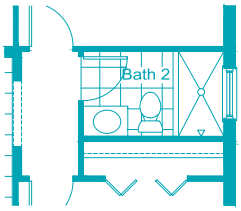
3 Bedrooms, 3 Baths, Guest Suite, 2-Car Garage

Living Area	2,332 Sq. Ft.
Garage	445 Sq. Ft.
Lanai	228 Sq. Ft.
Entry	30 Sq. Ft.
Total Area	**3,035 Sq. Ft.**

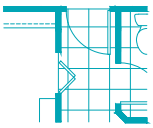


Great Room

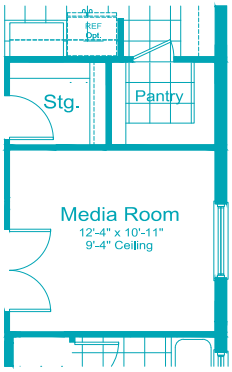
Opt Pocket Sliding Glass Door



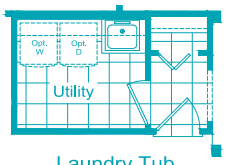
Bath 2 Shower Option



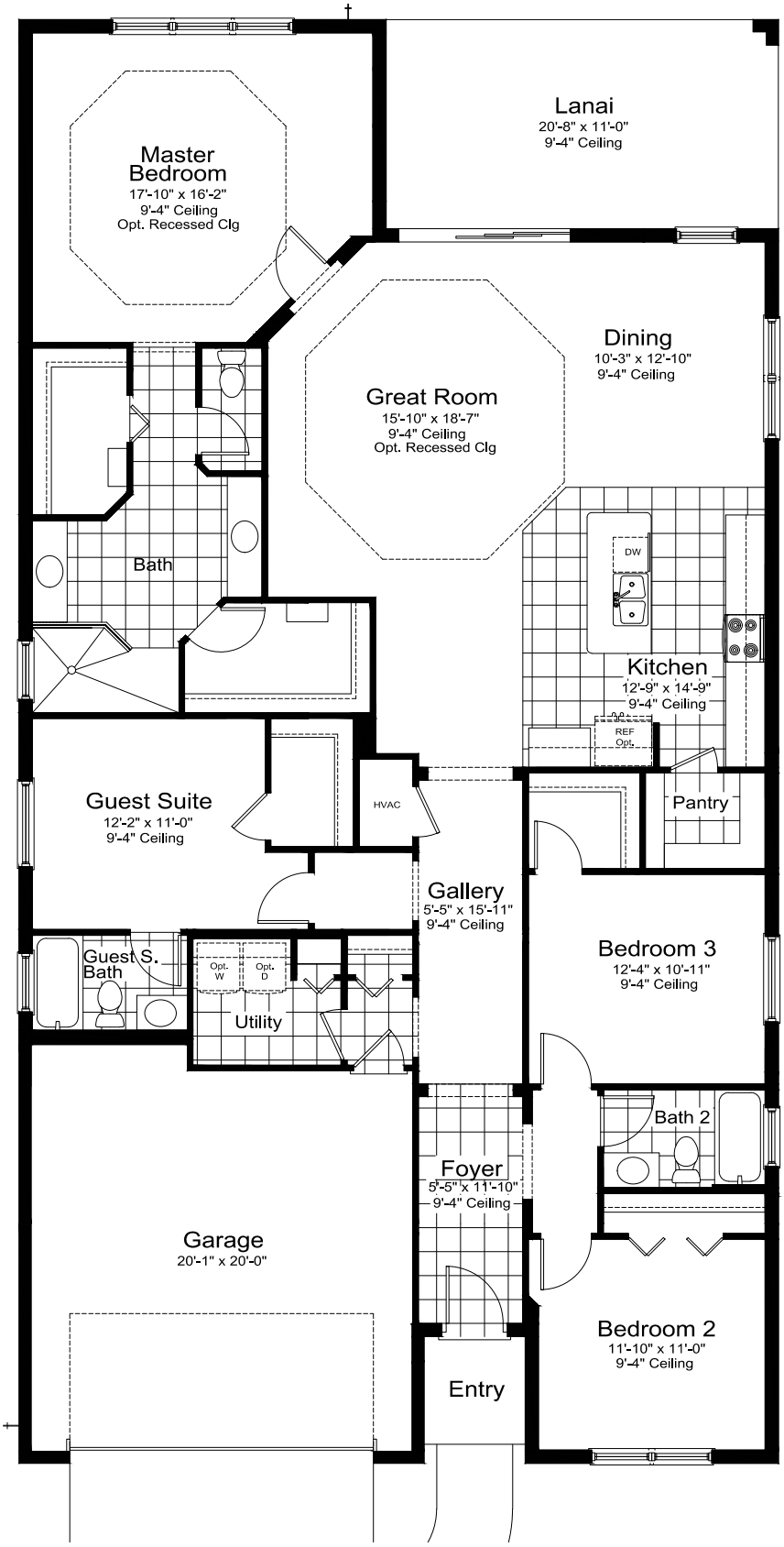
Master Bath Door Option



Opt Media Room w/ Stg ILO Bedroom 3



Laundry Tub Option



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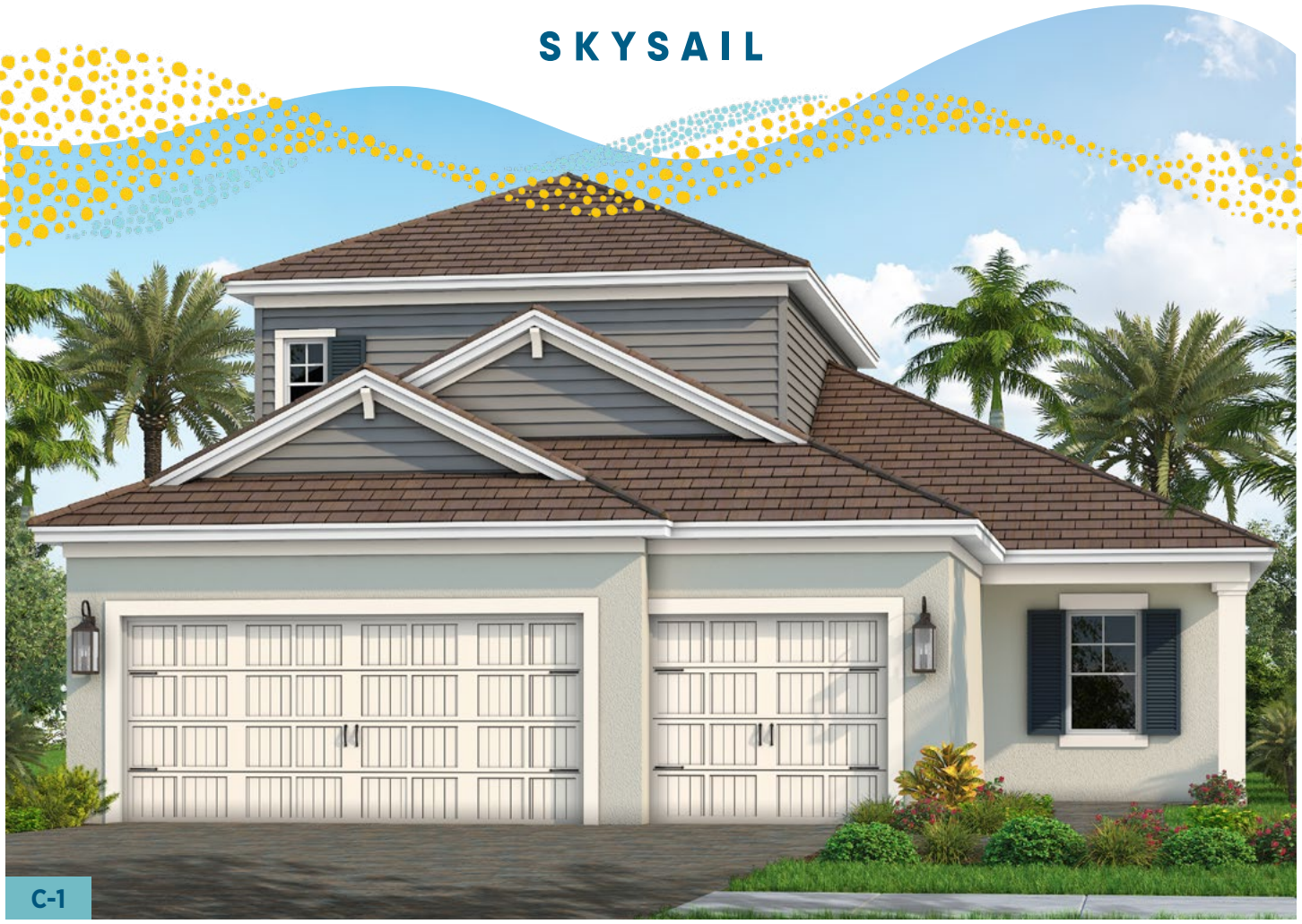
CELEBRATION
HOME SERIES

SKYSAIL



C-1

LIGHTHOUSE

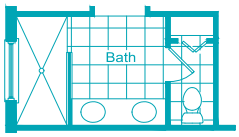
2,601 Sq Ft
2 Story
4 Beds
3 Baths
Loft
3-Car Garage

NEAL COMMUNITIES
Where You Live Matters

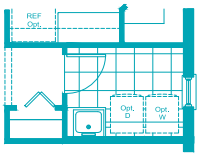
4 Bedrooms, 3 Baths, Loft, 3-Car Garage

Living Area	2,601 Sq. Ft.
Garage	649 Sq. Ft.
Lanai	212 Sq. Ft.
Entry	160 Sq. Ft.
Total Area	**3,622 Sq. Ft.**

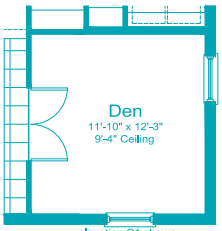
Outdoor Kitchen Wall Option
** Not Available w / Pool Bath Opt **



Master Bath Double Sink Option

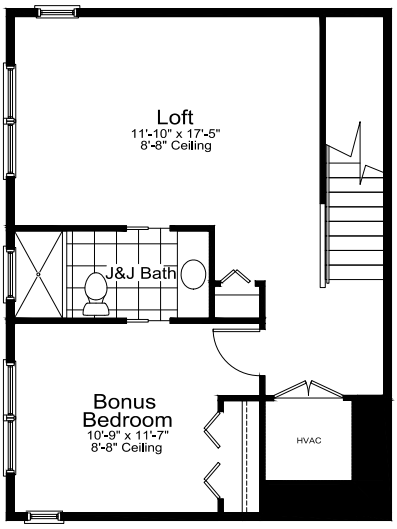


Laundry Tub Option



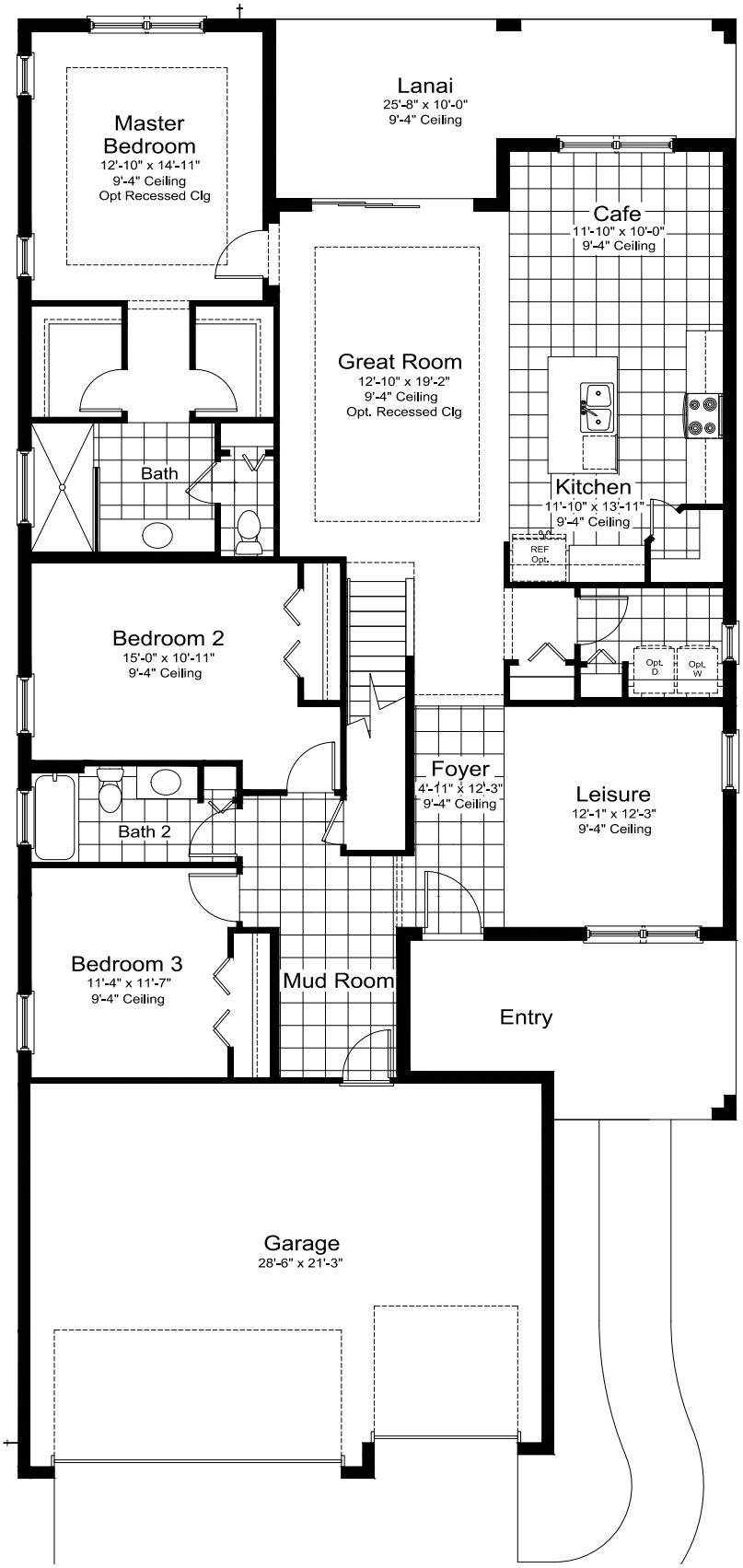
elevation C1 shown, windows vary per elevation

Den ILO Leisure Option



2nd Floor Floor Plan

2ND FLOOR	587 S.F.



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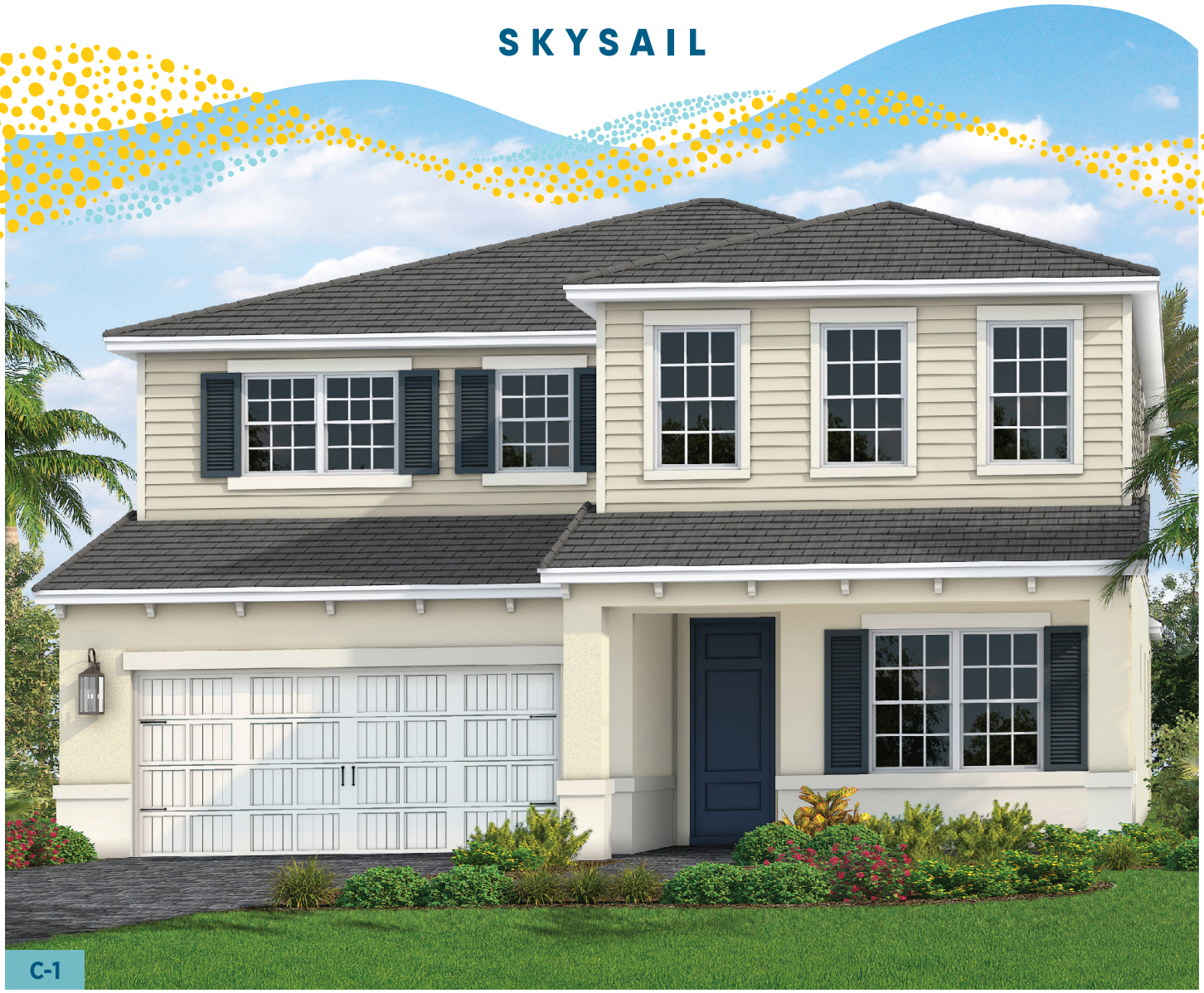
CELEBRATION
HOME SERIES

SKYSAIL



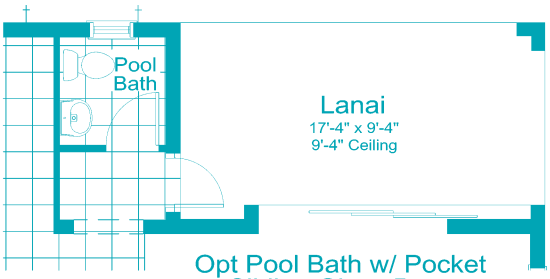
ARTISTRY 2

3,486 Sq Ft
2 Story
4 – 5 Beds
3 – 4.5 Baths
2-Car Garage

NEAL COMMUNITIES
Where You Live Matters

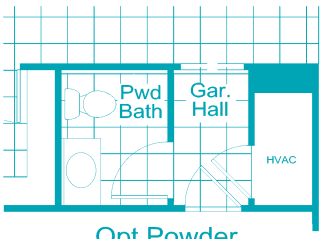
4 Bedrooms, 3 Baths, 2-Car Garage

Living Area	3,486 Sq. Ft.
Garage	454 Sq. Ft.
Lanai	212 Sq. Ft.
Entry	193 Sq. Ft.
Total Area	**4,345 Sq. Ft.**

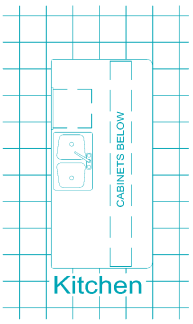


Opt Pool Bath w/ Pocket Sliding Glass Door

LIVING	3543 S.F.
LANAI	162 S.F.



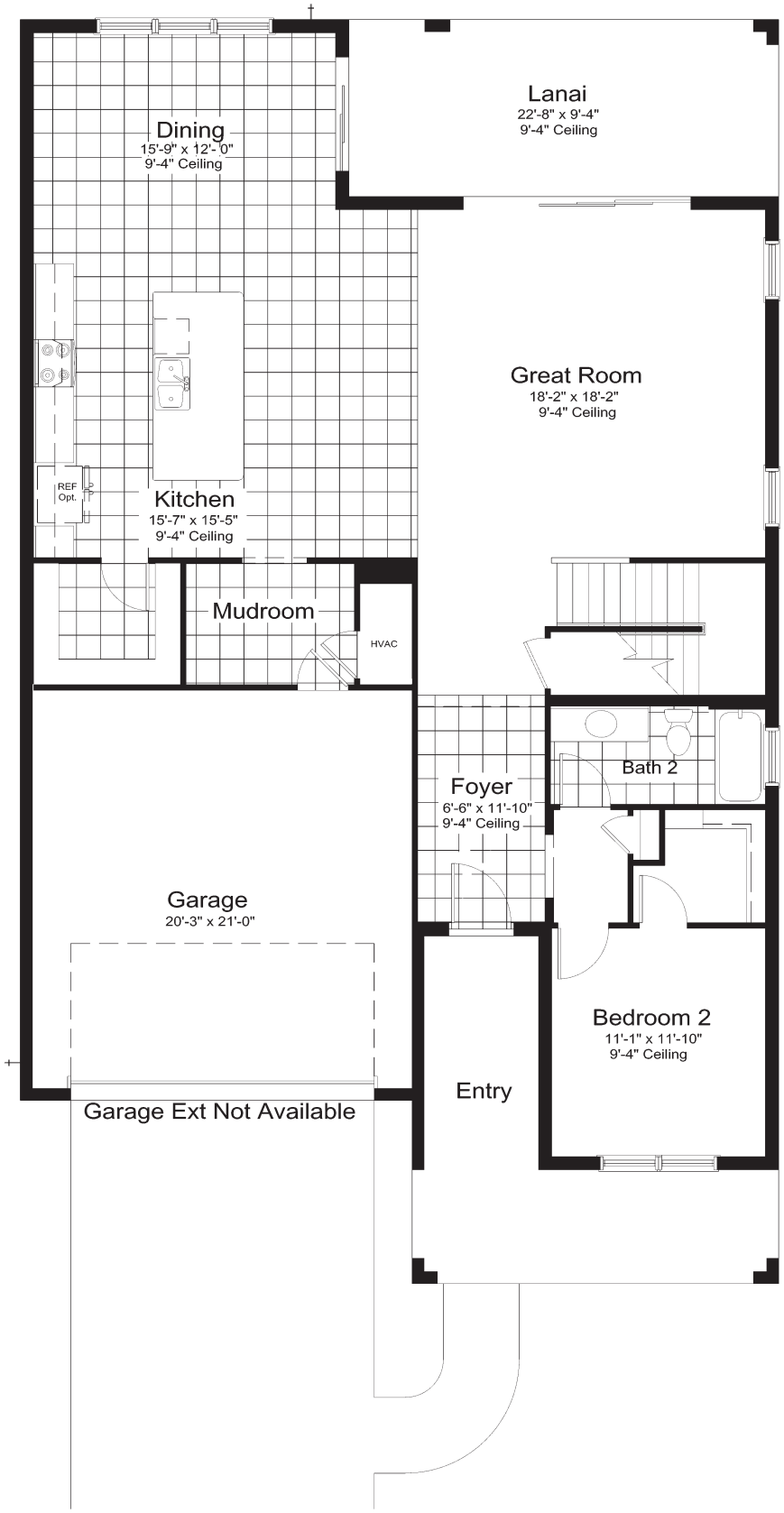
Opt Powder Room



Kitchen Island w opt cabinets

Opt Guest 2 Suite ilo Bed 2/ Bath 2

(Must Select Opt Pwd Bath with this Opt)



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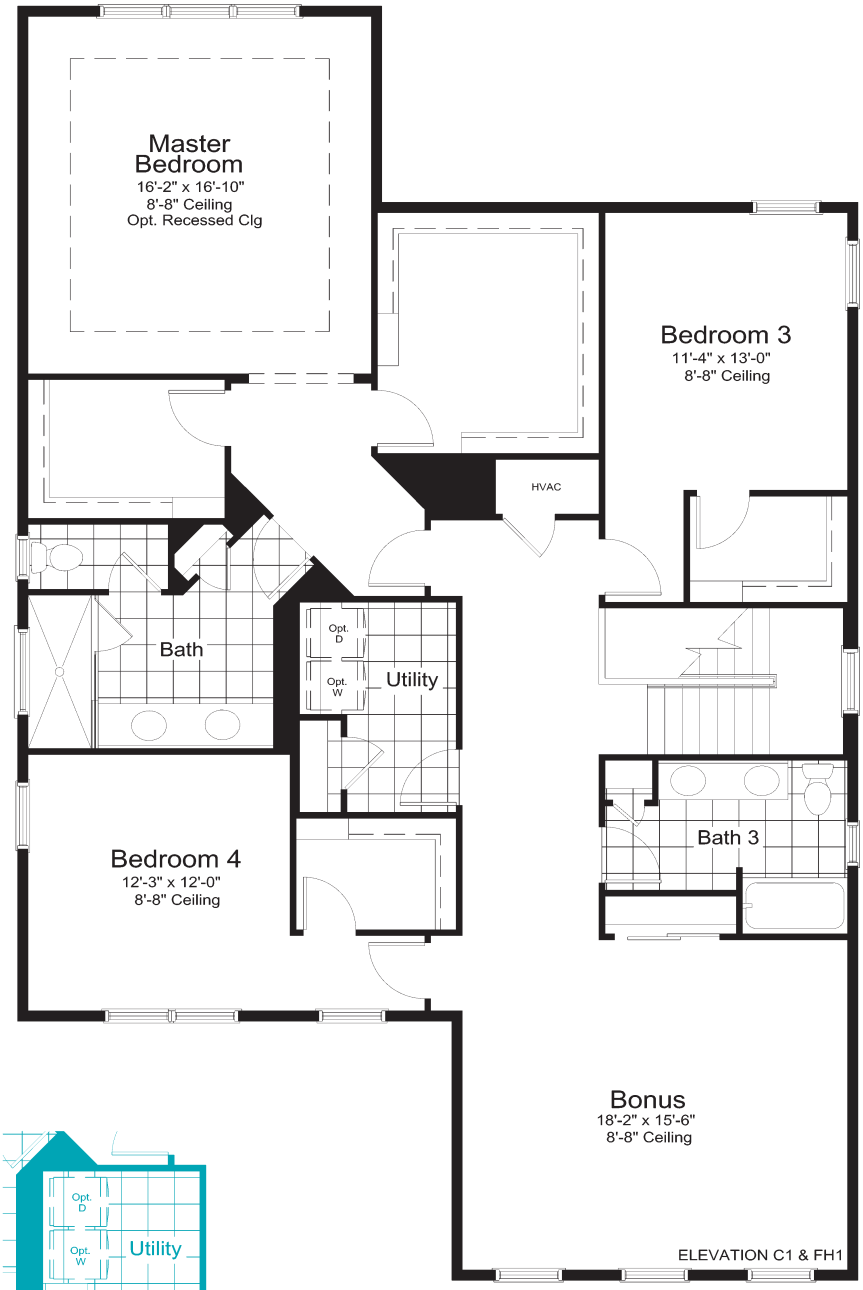
Elevation – Upper Floor

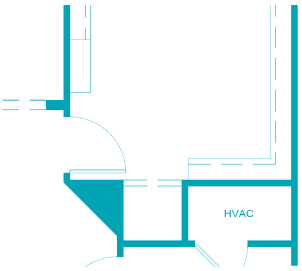
ARTISTRY 2

4 Bedrooms, 3 Baths, 2-Car Garage

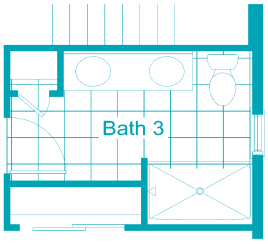
Living Area	3,486 Sq. Ft.
Garage	454 Sq. Ft.
Lanai	212 Sq. Ft.
Entry	193 Sq. Ft.
Total Area	**4,345 Sq. Ft.**



Upper Floor

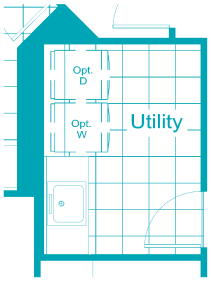


Master Bedroom Niche Option



Bath 3 Shower Option

Opt Guest Suite ilo Bonus Room



Laundry Tub Option

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