

 = Walking Trails



NEALCOMMUNITIES

Where You Live Matters

 COVE SERIES  CORAL SERIES  COASTAL SERIES

 MODEL HOMES  DC DISCOVERY CENTER

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 50 years of building award-winning homes
- Over 100 successful communities and over 24,500 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

- Convenient central location, an easy commute to downtown Venice and Englewood, and minutes from I-75
- Close to schools, shopping and recreation
- Resort-style pool, fitness pool, children's splash park and dog parks
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed British West Indies elevations (per plan)
- Decorative architectural details and shutters (per plan)
- Designer-selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding 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)
- 2" blinds on all operable windows
- Decorative coach Light
- Corian® window sills (per plan)
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Gutters included at front entry and sides (per plan)
- Professionally landscaped home site including mulch
- Automatic irrigation system (front yard only)
- 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
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES

- General Electric® stainless steel appliance package:
 - 5-year General Electric warranty (does not include disposal)
 - Over-the-range microwave
 - Dishwasher
 - Gas range
 - 1/2 HP disposal
- 36" upper recessed panel 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 GREEN HOME FEATURES

- NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700*

*Applies to homes permitted after March 1, 2022

**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 including Cat 6 phone/data or RG6 cable outlet (choice of 5 locations)
- 1 wireless access point prewire

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
- 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
- Maintenance-free soffit and fascia
- 2 conveniently located exterior hose bibs
- Steel storm panels (per plan)
- CPVC or PEX water lines throughout
- Roof with concrete roof tiles
- 5-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls (style per elevation)

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)
- 40-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 3 locations)
- GFI safety outlets in all wet areas
- GFI exterior outlets (per plan)

TIDEWINDS 2



BW-5



BW-6

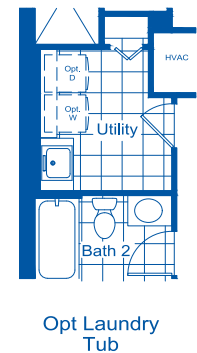
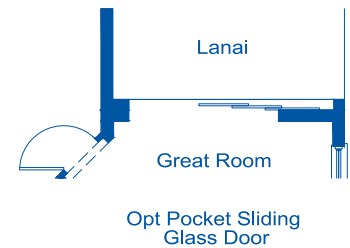
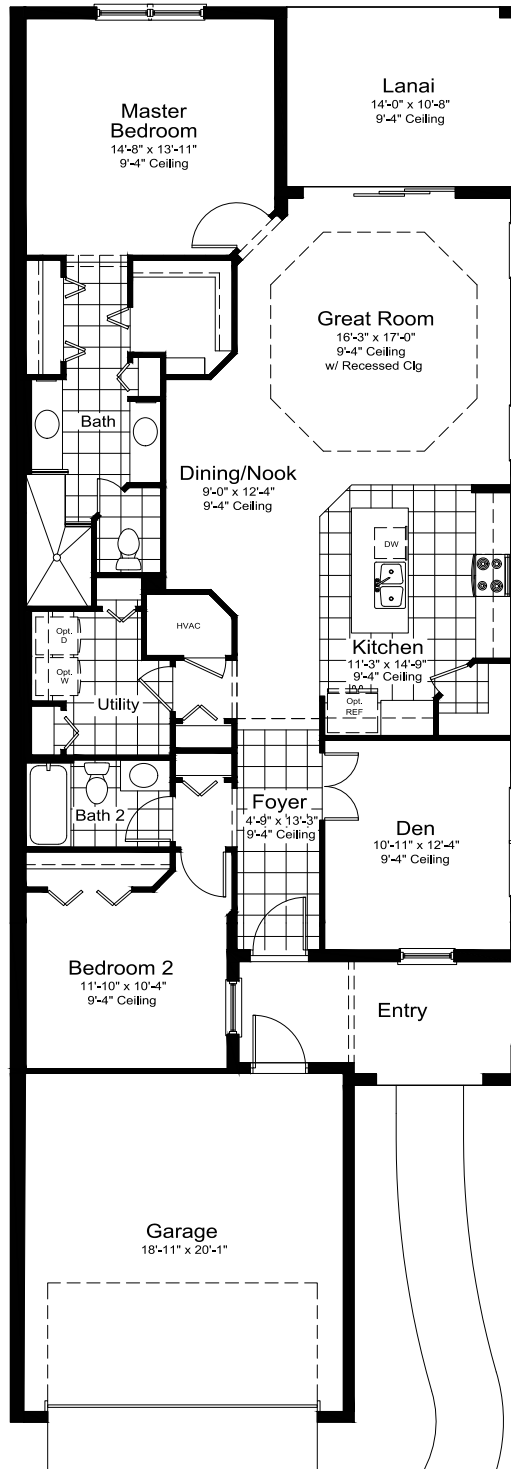
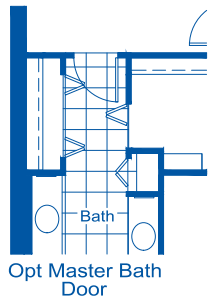
2 Bedrooms, 2 Baths, 2-Car Garage

Living Area 1,638 Sq. Ft.

Garage 419 Sq. Ft.

Lanai 149 Sq. Ft.

Entry 114 Sq. Ft.

Total Area 2,320 Sq. Ft.

SANDCASTLE 2



BW-5



BW-6

3 Bedrooms, 2 Baths, 2-Car Garage

Living Area 1,848 Sq. Ft.

Garage 469 Sq. Ft.

Lanai 147 Sq. Ft.

Entry 133 Sq. Ft.

Total Area 2,597 Sq. Ft.

