



Close to everything. Far from ordinary.



NEAL COMMUNITIES

Where You Live Matters

SINCE 1970
NEAL
COMMUNITIES



GRAND PALM
Close to everything. Far from ordinary.



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NEAL
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Where You Live Matters

■ COVE SERIES ■ CORAL SERIES ■ COASTAL SERIES
↑ MODEL HOMES DC DISCOVERY CENTER

WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- Over 100 successful communities and 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

- 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 Island, Mediterranean, and 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)
- 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)
- 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
- Paver entry, walk, drive and lanai
- Gutters included at sides only (per plan)

QUALITY KITCHEN FEATURES

- General Electric® stainless steel appliance package:
 - 5-year General Electric Warranty (does not include disposal)
 - Built-in wall oven/microwave combo
 - Gas cooktop with hood
 - Dishwasher
 - 1/2 HP disposal
- 36" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at hood
- 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
- 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
- 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)
- 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
- Pre-wired for ceiling fans (choice of 3 locations plus lanai)
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

SANIBEL 2



M-2

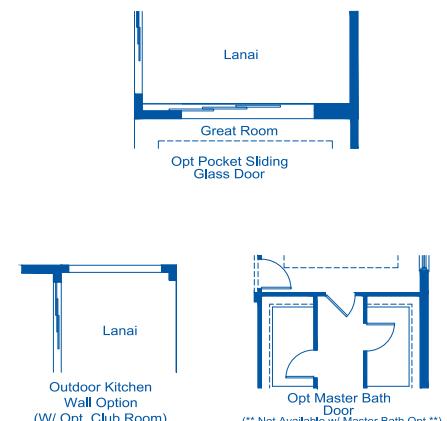
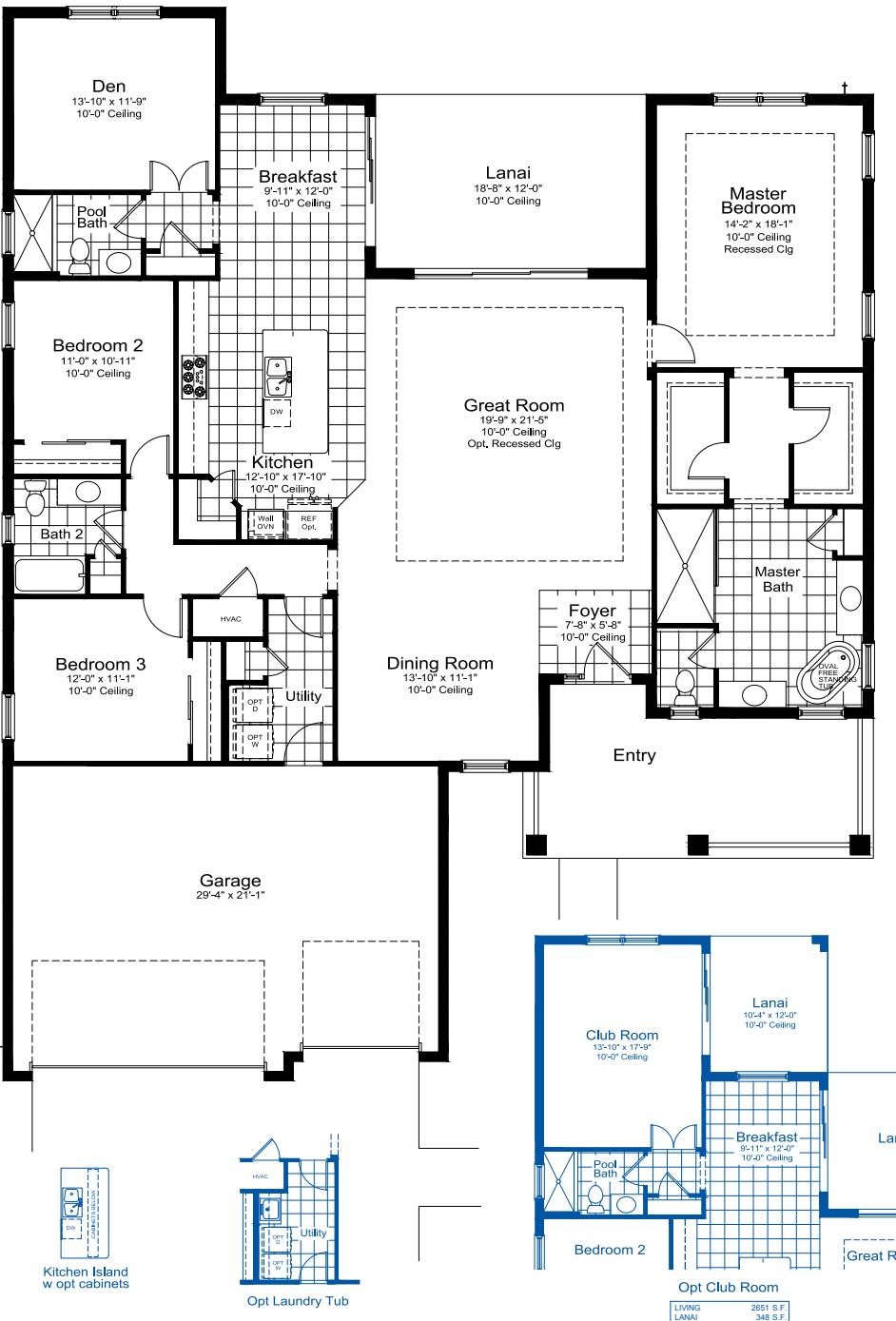


BW-1

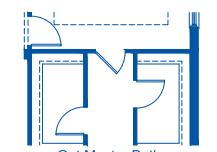


I-5

Living	2,559 Sq. Ft.
Garage	652 Sq. Ft.
Lanai	224 Sq. Ft.
Entry	243 Sq. Ft.
Total	3,678 Sq. Ft.

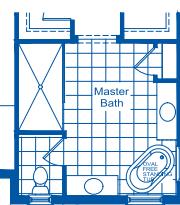


Outdoor Kitchen Wall Option (W/ Opt. Club Room)



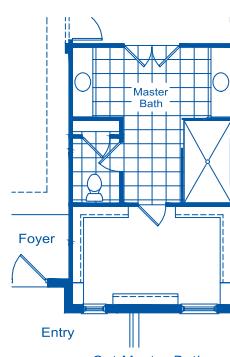
Opt Master Bath Door

(** Not Available w/ Master Bath Opt.**)



Master Bath Full Glass Shwr Encl Option

(** Not Available w/ Master Bath Opt.**)



Opt Master Bath

LIVING	2851 S.F.
LANAI	348 S.F.

CAPTIVA



M-1



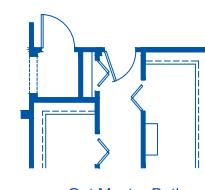
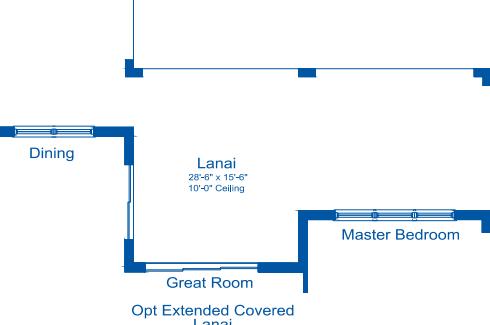
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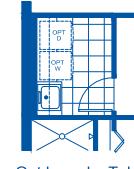
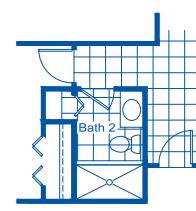
I-2



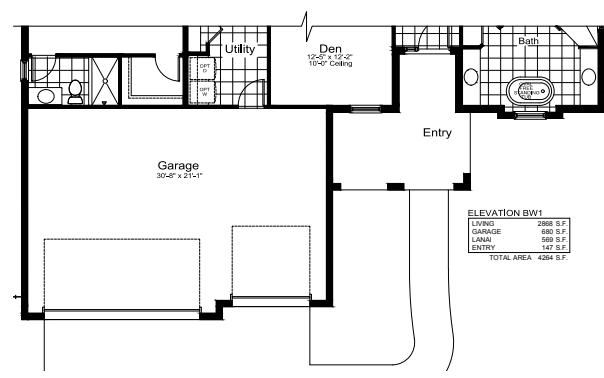
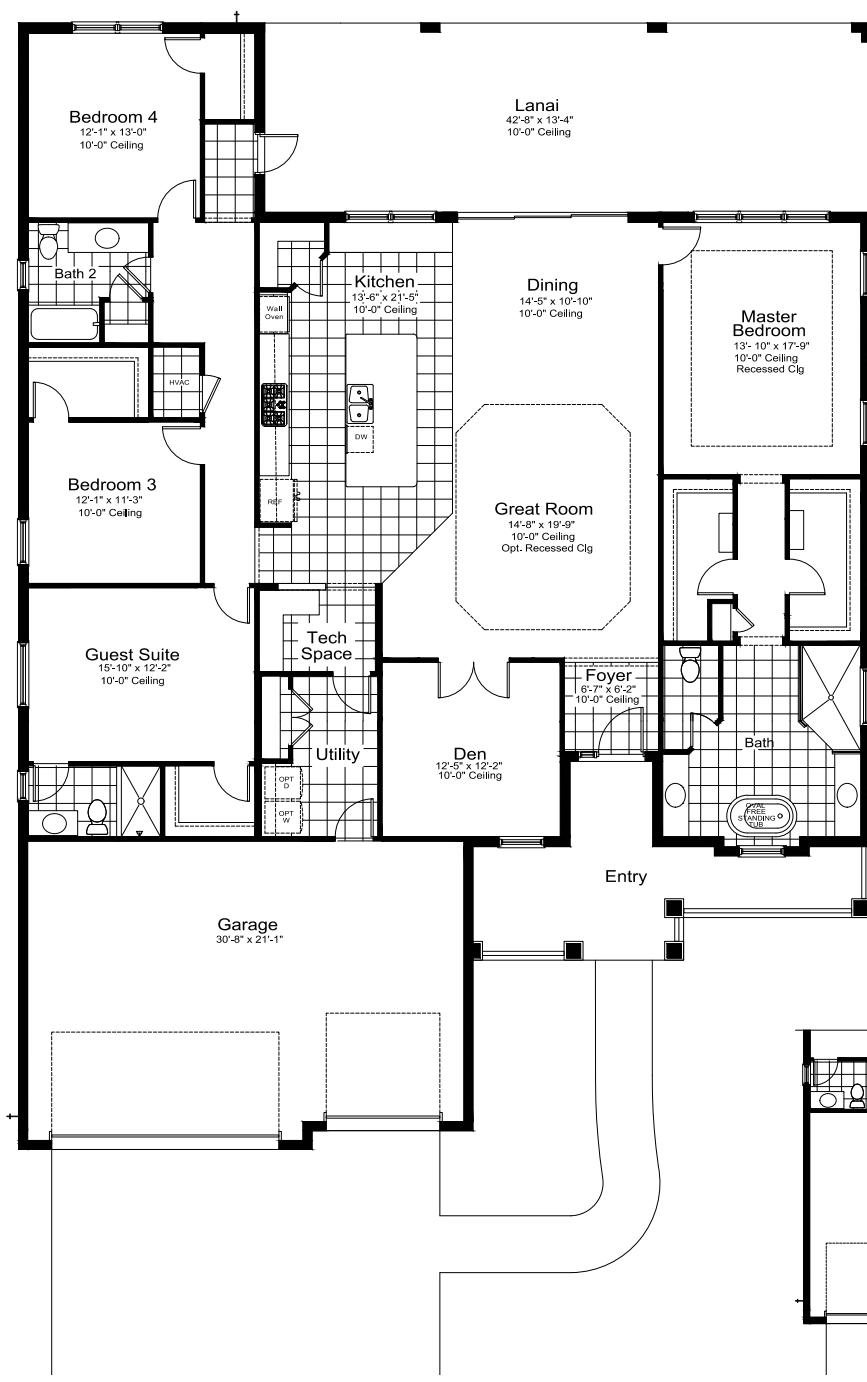
Living	2,698 Sq. Ft.
Garage	685 Sq. Ft.
Lanai	245 Sq. Ft.
Entry	117 Sq. Ft.
Total	3,745 Sq. Ft.



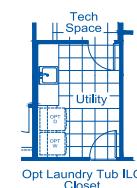
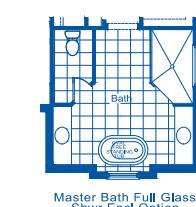
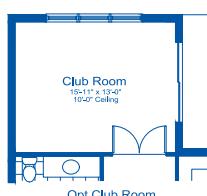
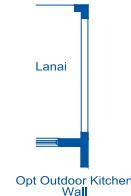
Master Bath Full Glass
Shwr Enc Option
elevation I-1 shown
windows vary per elevation



SAVANNAH 2



Living	2,868 Sq. Ft.
Garage	680 Sq. Ft.
Lanai	569 Sq. Ft.
Entry	147 Sq. Ft.
Total	4,264 Sq. Ft.



ELEVATION BW-1
 LIVING 2868 S.F.
 GARAGE 680 S.F.
 LANAI 569 S.F.
 ENTRY 147 S.F.
 TOTAL AREA 4264 S.F.

KIAWAH 2



M-1

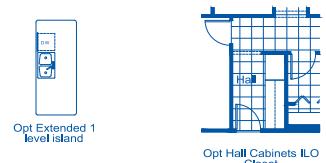
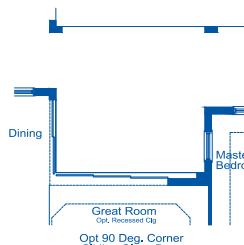
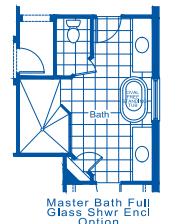
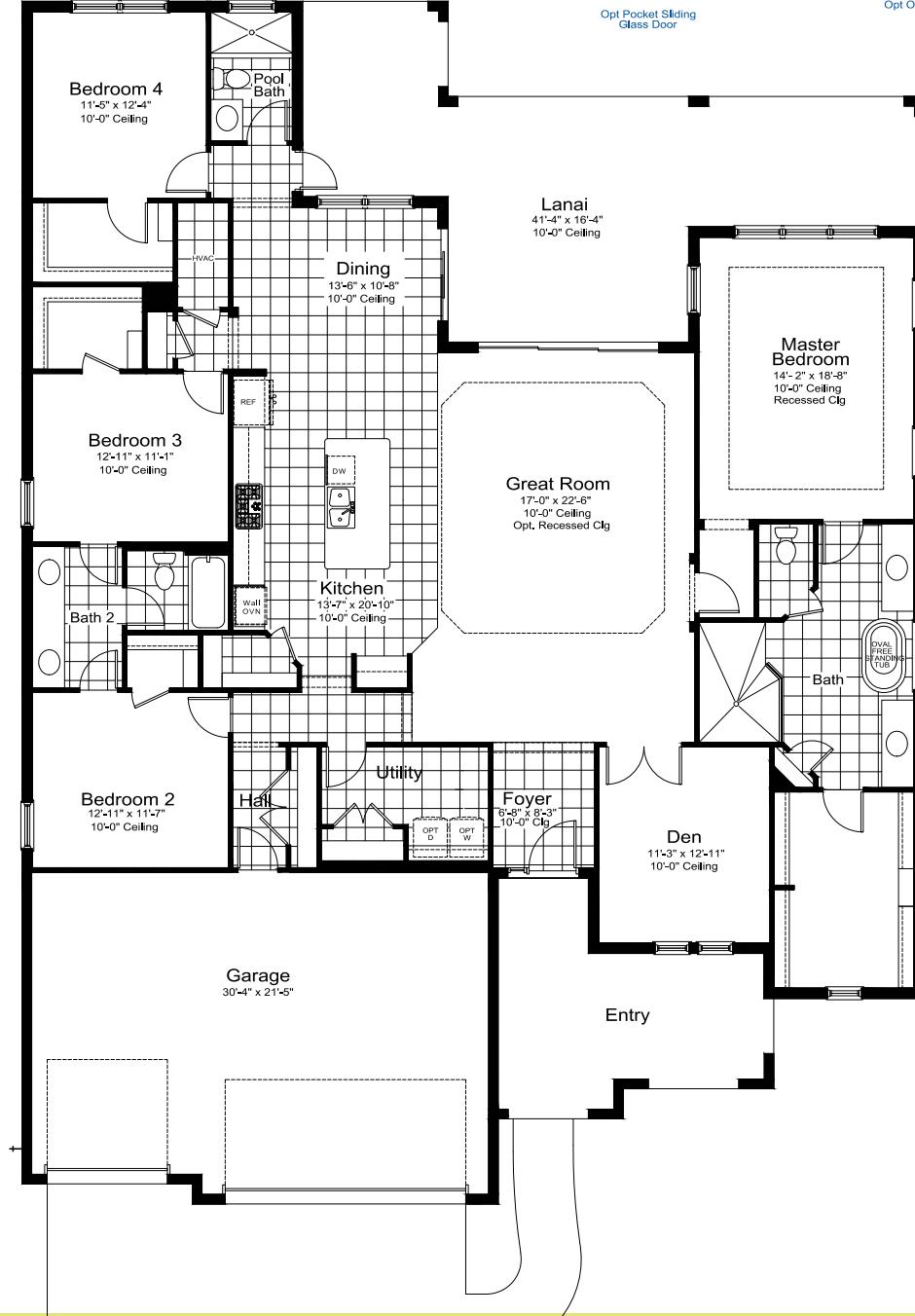


BW-1



I-2

Living	2,908 Sq. Ft.
Garage	684 Sq. Ft.
Lanai	523 Sq. Ft.
Entry	210 Sq. Ft.
Total	4,325 Sq. Ft.



SANTA CATALINA



1-1



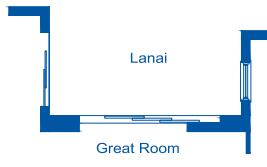
BW-1



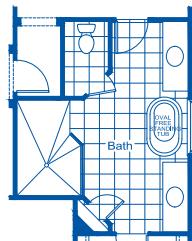
M-2



Opt Outdoor Kitchen

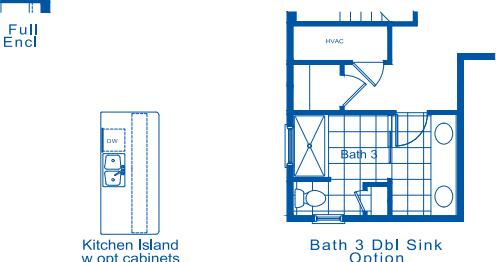


Great Room Opt Pocket Sliding Glass Door

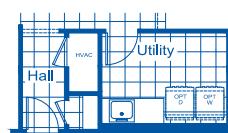


Master Bath Full
Glass Shwr Enc
Option

Living	3,677 Sq. Ft.
Garage	684 Sq. Ft.
Lanai	523 Sq. Ft.
Entry	210 Sq. Ft.
Total	5,094 Sq. Ft.



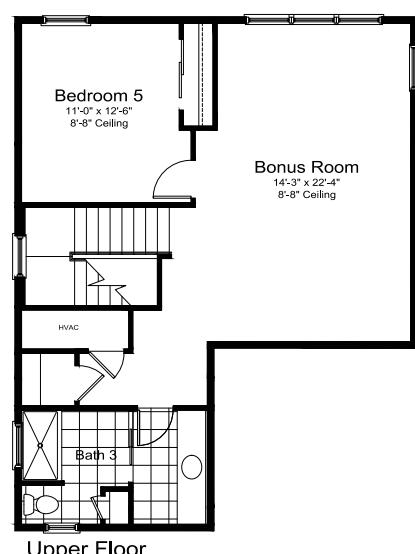
 Kitchen Island
w opt cabinets



Opt Laundry Tub ILO Closet



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



Upper Floor ALL ELEVATION