

CORAL
HOME SERIES



SKYSAIL



NEALCOMMUNITIES
Where You Live Matters

CORAL HOME SERIES



SKYSAIL



LEGEND

- Coral Series
- Cruise Series
- Celebration Series
- Cove Series
- Coastal Series
- Townhomes
- Linear Park



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Where You Live Matters



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CORAL SERIES FEATURES



SKYSAIL

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

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

- 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 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
- 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
- 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



CORAL SERIES FEATURES



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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



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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BW-5

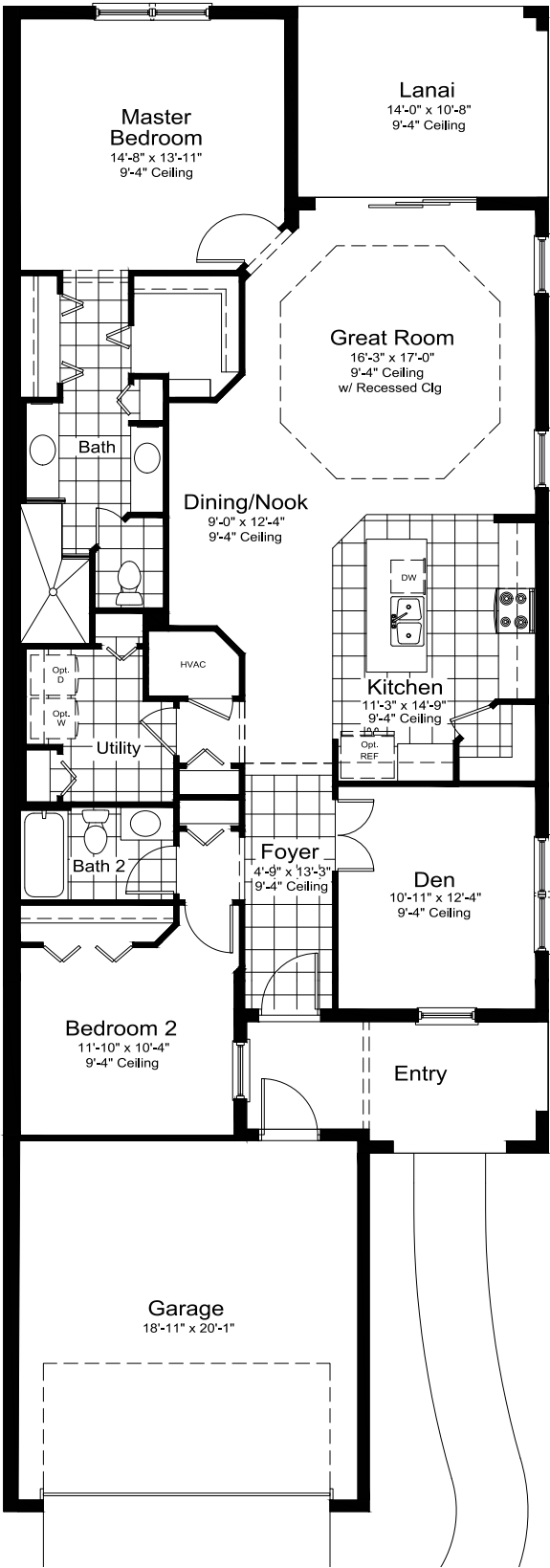
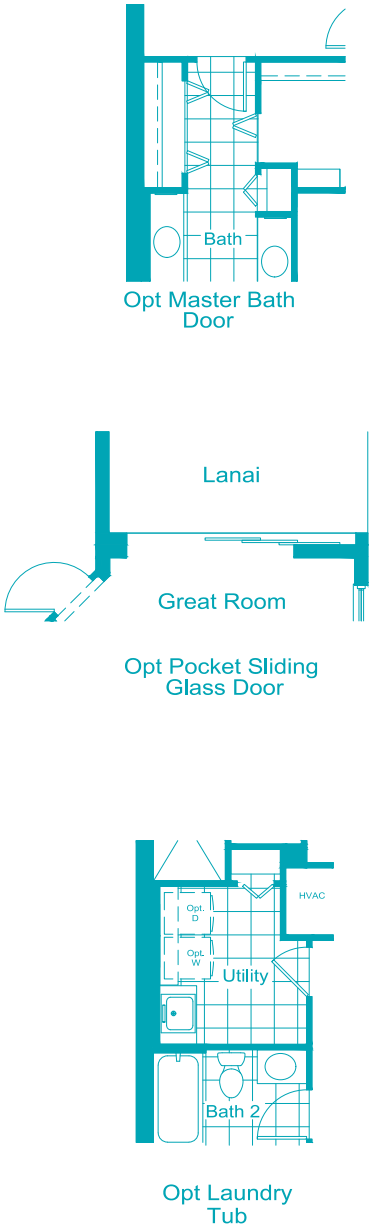


BW-6

TIDEWINDS 2

1,638 Sq Ft
2 Beds
2 Baths
Den
2-Car Garage

2 Bedrooms, 2 Baths, Den,
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.



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BW-5



BW-6

SANDCASTLE 2

1,848 Sq Ft
3 Beds
2 Baths
Den
2-Car Garage

3 Bedrooms, 2 Baths, Den,
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.

