

CANOE CREEK

COVE SERIES




CANOE CREEK
AMENITIES



THE ENDLESS SUMMER 4 AT CANOE CREEK

COVE SERIES



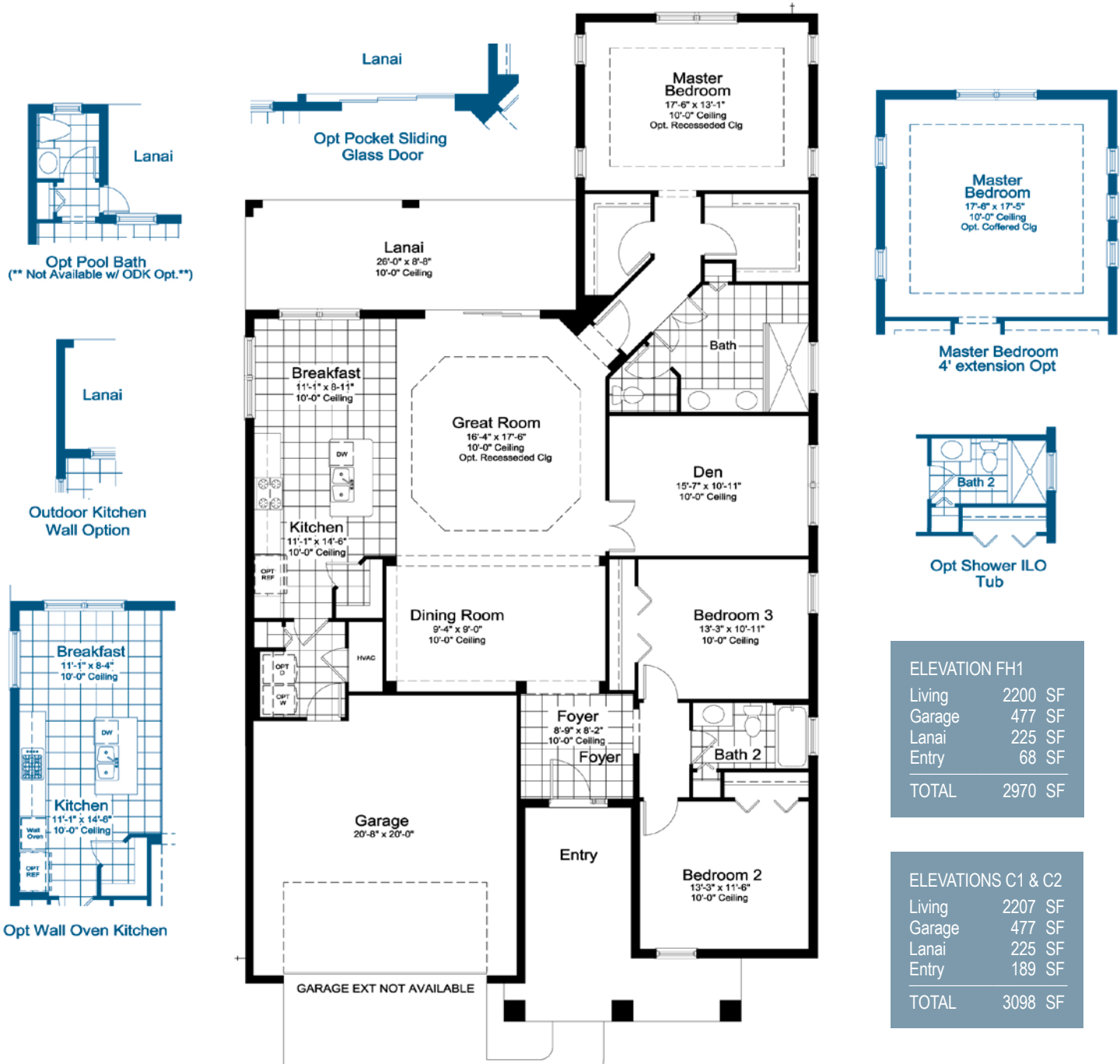
C1



FH1



C2



ELEVATION FH1

Living	2200 SF
Garage	477 SF
Lanai	225 SF
Entry	68 SF
TOTAL	2970 SF

ELEVATIONS C1 & C2

Living	2207 SF
Garage	477 SF
Lanai	225 SF
Entry	189 SF
TOTAL	3098 SF

*Site conditions may vary. Please see sales representative for details regarding elevations and plan variations.

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THE BRIGHT MEADOW 2 AT CANOE CREEK

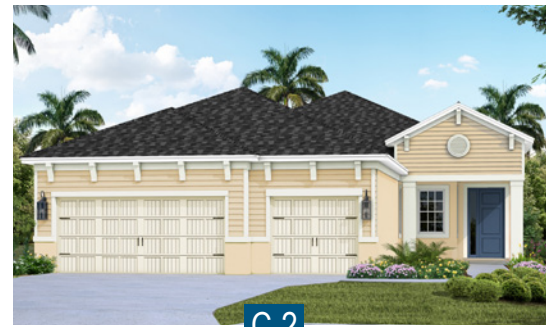
COVE SERIES



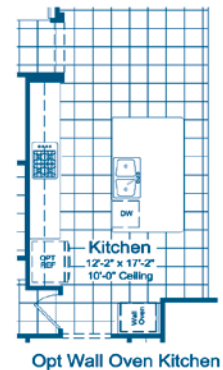
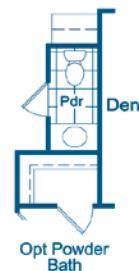
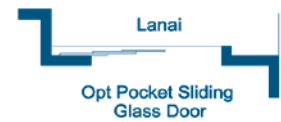
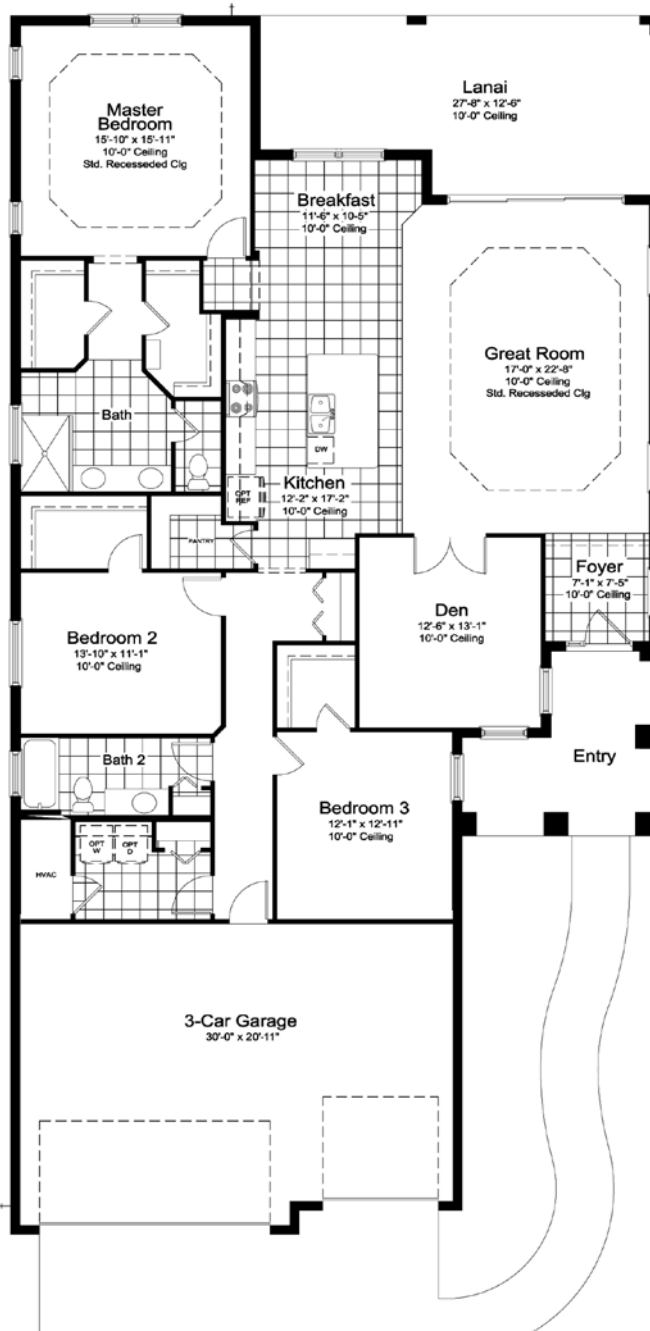
C1



FH1



C2



Living	2309 SF
Garage	657 SF
Lanai	308 SF
Entry	138 SF
TOTAL	3412 SF

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THE SEA STAR AT CANOE CREEK

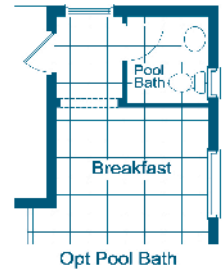
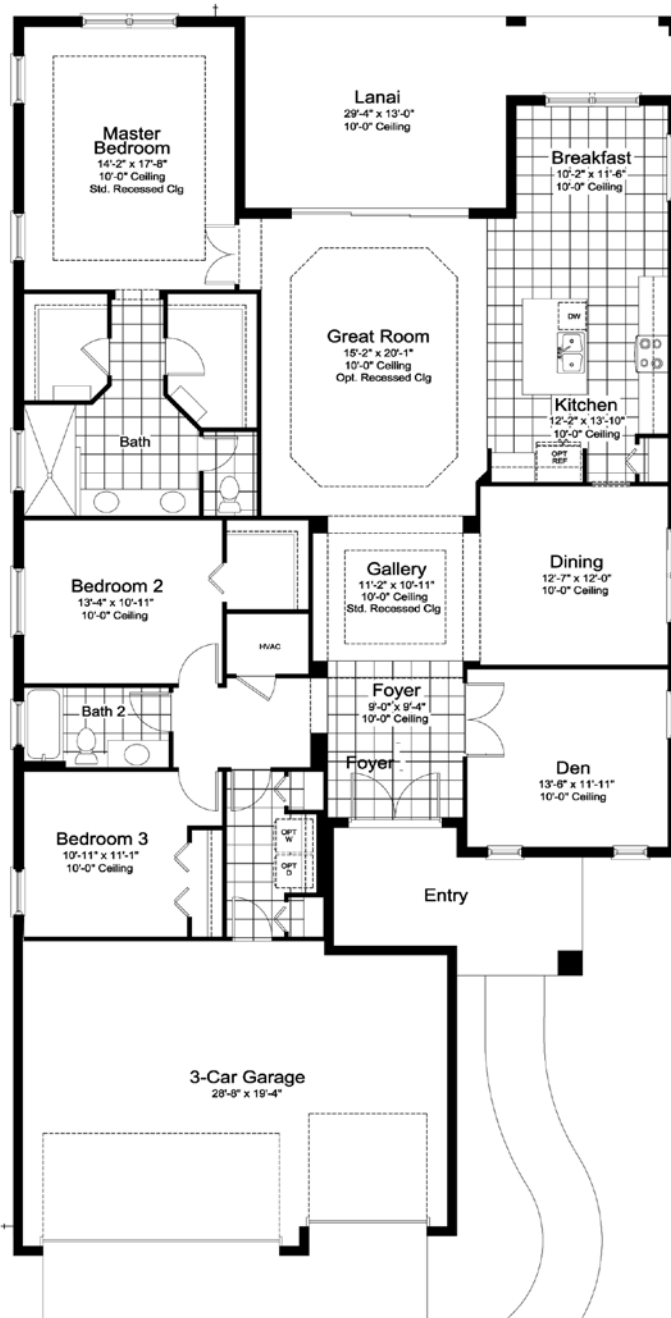
COVE SERIES



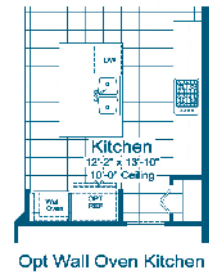
C1



FH1



LIVING	2441 S.F.
GARAGE	624 S.F.
LANAI	292 S.F.
ENTRY	135 S.F.
TOTAL AREA	3430 S.F.



Living	2379 SF
Garage	624 SF
Lanai	292 SF
Entry	135 SF
TOTAL	3430 SF

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THE HARVEST 3 AT CANOE CREEK

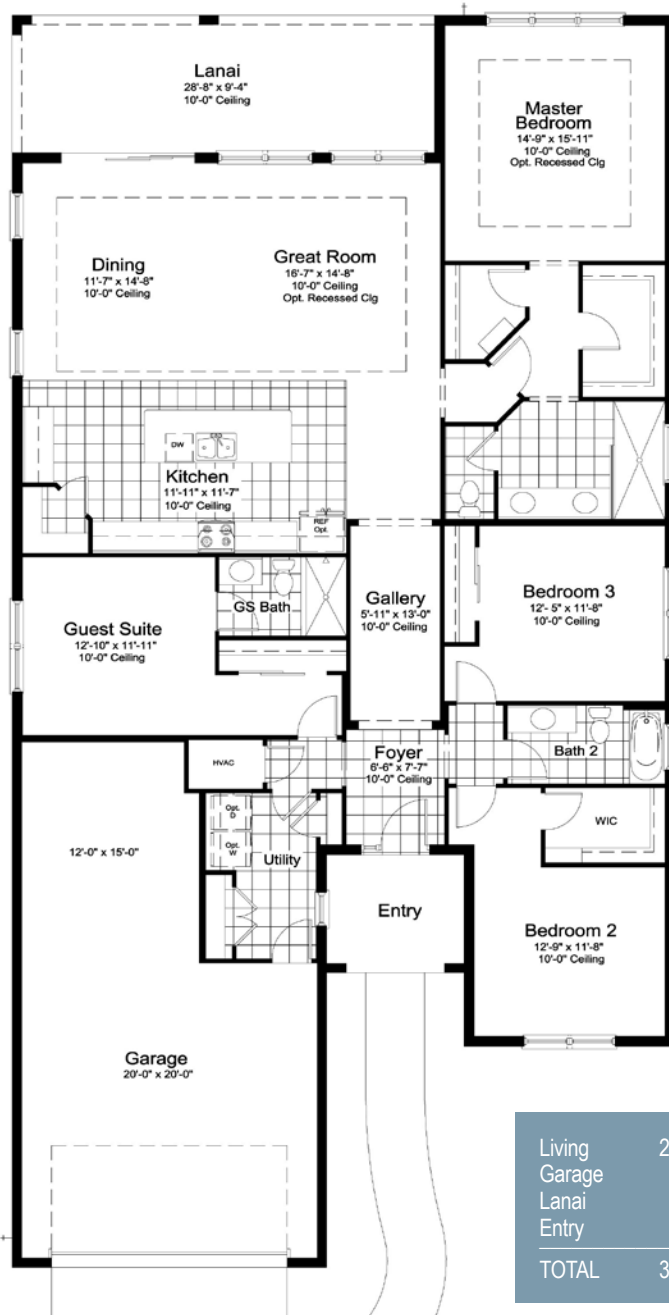
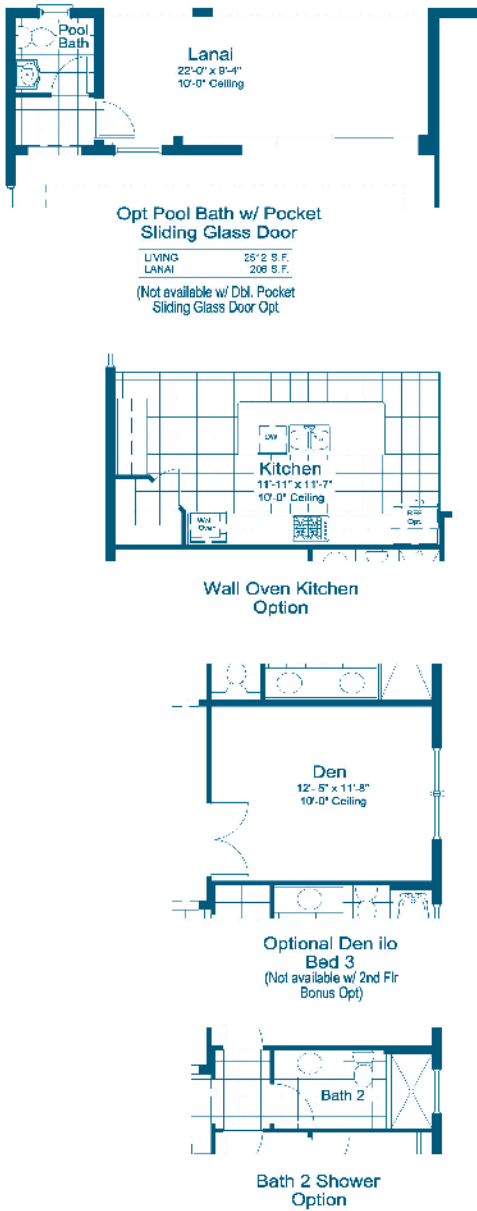
COVE SERIES



C1



FH1



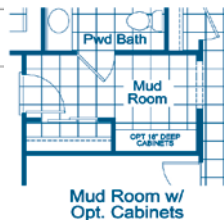
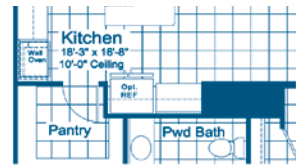
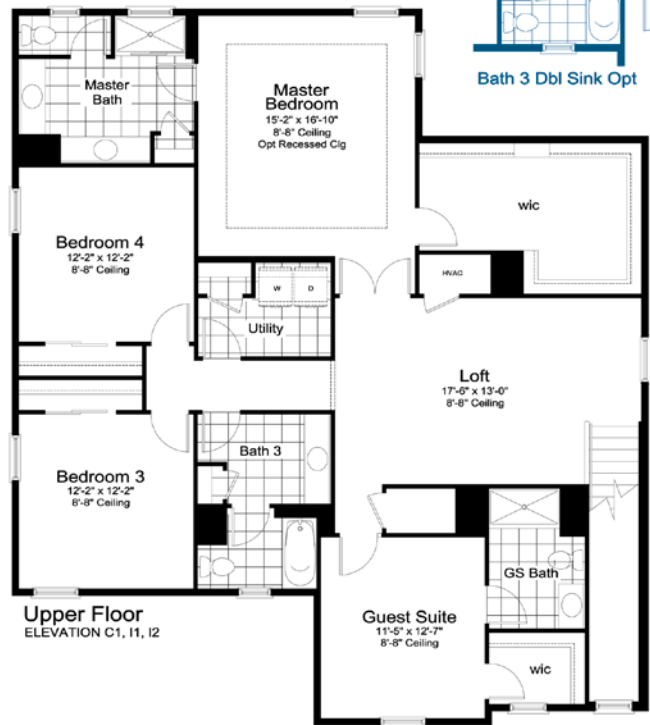
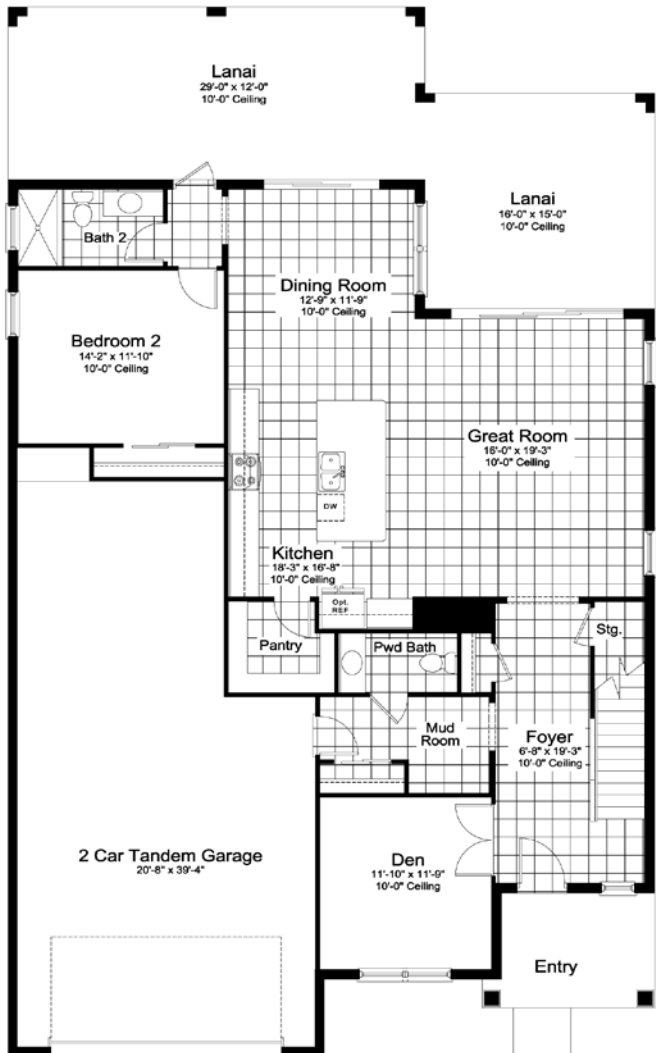
Living	2456 SF
Garage	626 SF
Lanai	268 SF
Entry	75 SF
TOTAL	3425 SF

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THE SEA GLASS AT CANOE CREEK

COVE SERIES



ELEVATION C1

1st Floor	1639 SF
2nd Floor	1844 SF
TOTAL	3483 SF
Garage	776 SF
Lanai	588 SF
Entry	88 SF
TOTAL	4935 SF

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FEATURES OF CANOE CREEK COVE SERIES

WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- Over 100 successful communities and over 23,000 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

- Recreation center with a fitness center, pool and spa, picnic shelter with grills, 4 pickleball courts, dog park and walking trails
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Farm House and Coastal elevations
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding OR banding 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 coach light (s)
- Corian window sills per plan
- Stylish lever door hardware
- Classic archedtop 2-panel interior doors
- Professionally landscaped home site including mulch
- 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
- Spraycrete top-coat finish at entry and lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty (disposal not included)
 - Over-the-range microwave
 - Gas range
 - Dishwasher
 - 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

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
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- CPVC or PEX water lines throughout
- Roof with architectural shingles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

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 Cat6 phone/data or RG6 cable outlet (choice of five locations)
- One wireless access point prewire



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 or electric water heater and electric heat pump (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
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan



NGBS GREEN
+WELLNESS

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

Neal Communities reserves the right to make changes to this information at anytime without notice. This document supercedes previously published Included Features. See Sales Representative or complete details on Included Features.

THE SITE AT CANOE CREEK

COVE SERIES



13427 OLD CREEK COURT, PARRISH, FLORIDA 34219
941.251.1953

CanoeCreekFL.com

This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.