COVE HOME SERIES

Kingston SOUTH

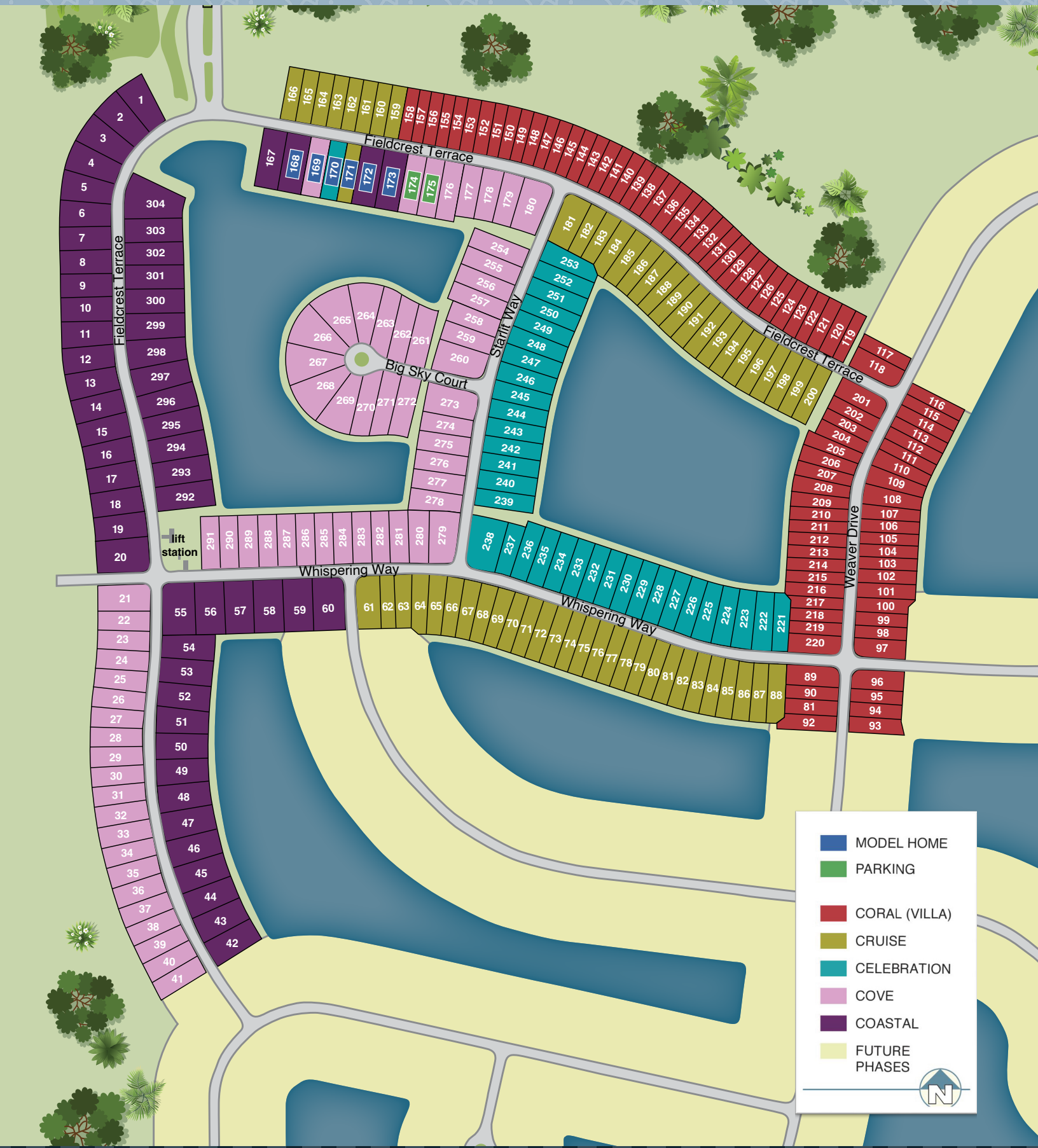


NEAL COMMUNITIES
Where You Live Matters

SINCE 1970 NEAL COMMUNITIES

COVE HOME SERIES

Kingston SOUTH



COVE SERIES FEATURES - 45’

Kingston SOUTH

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

- 7,600+ acres of thoughtfully planned Southwest Florida living
- Up to 10,000 homes planned across the greater Kingston community
- 700,000 sq. ft. of planned retail and dining for everyday convenience
- NEW tuition-free charter school planned within the community
- Resort-style amenities, clubs, social activities, and gathering spaces designed for connection
- Convenient connectivity between Corkscrew Road and State Road 82
- Expansive homesites offer more space, privacy, and outdoor living opportunities
- Thoughtfully designed homes created to embrace the Florida lifestyle

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Coastal, Island, Farm House, British West Indies, 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

- Impact Resistant Sliding Glass Doors and Windows
- Textured finish on walls and ceiling
- Classic colonial door moldings
- 5-1/4” 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
- 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 Level 1 full overlay wood veneer cabinets with stylish hardware
- Bump & stagger cabinet at microwave
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan

COVE SERIES FEATURES - 45’

Kingston SOUTH

LUXURY BATH FEATURES

- Corian white countertops with integral sinks and choice of 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 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
- Tankless gas water heater
- Energy-efficient lighting per plan

QUALITY ELECTRIC FEATURES

- Decora light switches throughout
- Decorator light fixture in foyer
- 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

20145 Fieldcrest Terrace, Estero, FL 33928 | nealcommunities.com

EQUAL HOUSING OPPORTUNITY

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COVE HOME SERIES

Kingston SOUTH









Bright Meadow 2

2309 SQ FT

3 BEDROOMS

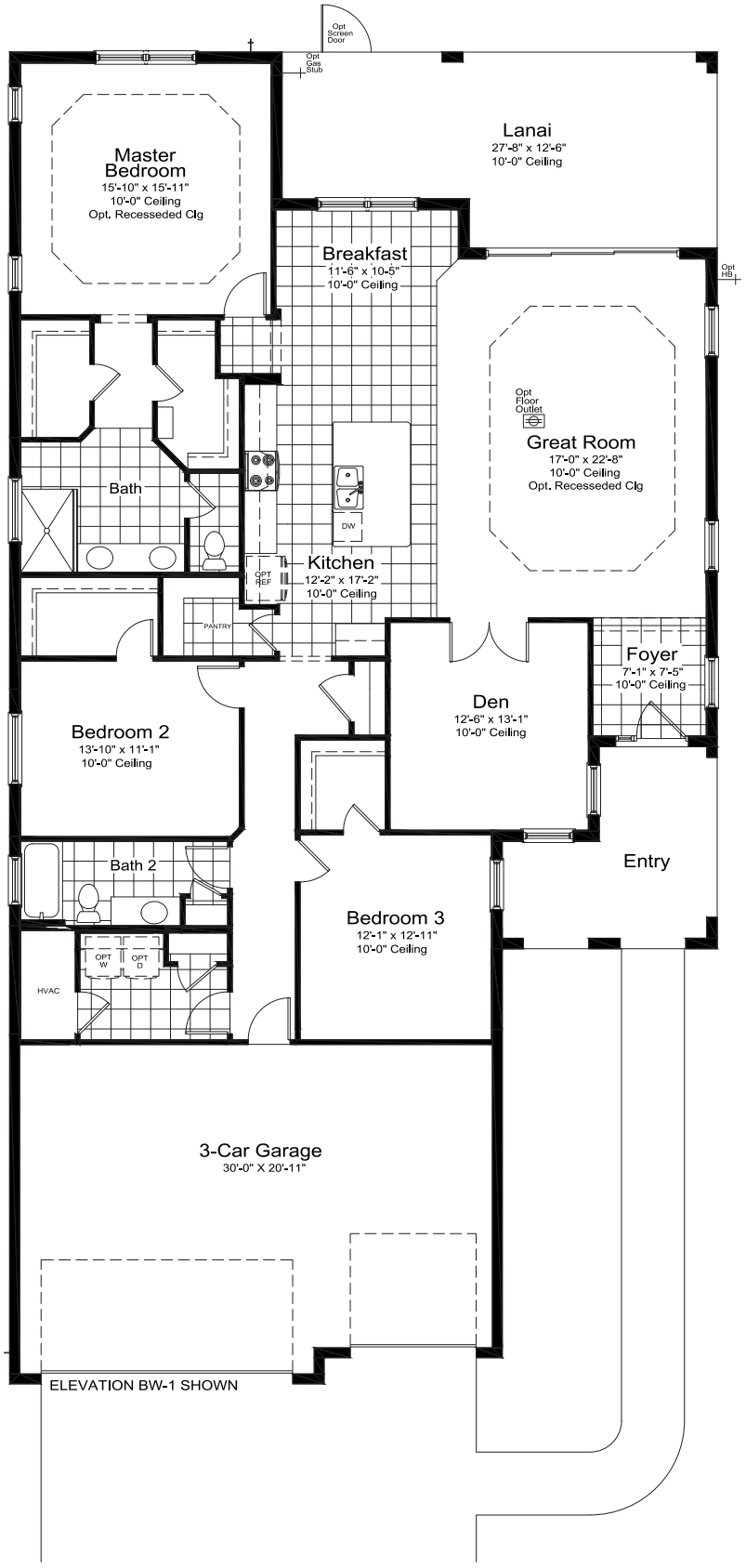
2 BATHS

DEN

3-CAR GARAGE

NEAL COMMUNITIES
Where You Live Matters

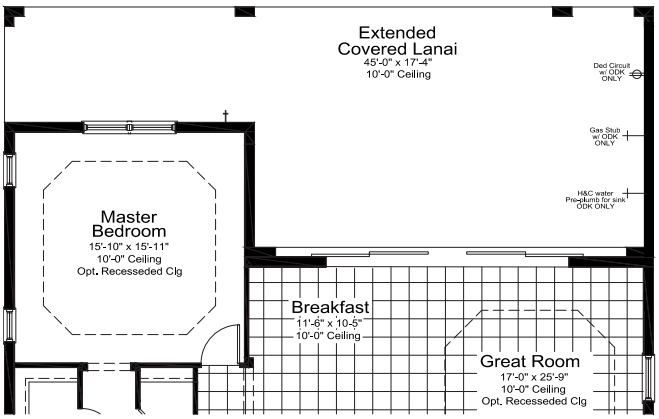
ELEVATION BW1



ELEVATION BW1, C1, FM2 & FH1	
LIVING	2309 SF
GARAGE	657 SF
LANAI	308 SF
ENTRY	138 SF
TOTAL AREA	**3412 SF**

ELEVATION BW1

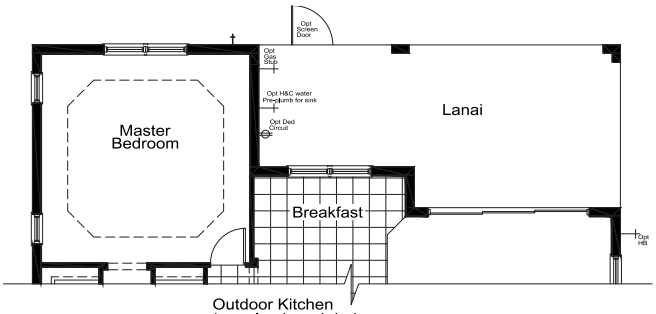
Bright Meadow 2



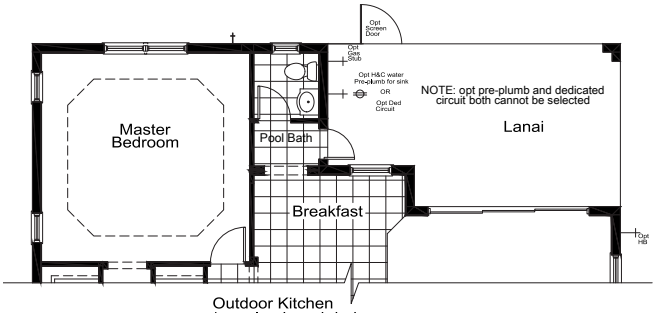
Extended Covered Lanai w/ Outdoor Kitchen Wall Package and Center Opening Pkt Sliding Glass Door

Only available in the Kingston Community

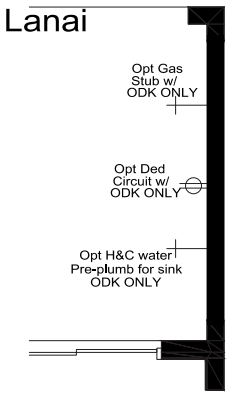
LIVING	2359 S.F.
LANAI	618 S.F.



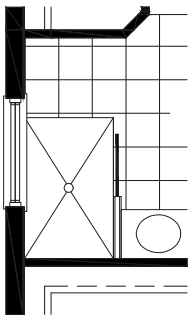
Outdoor Kitchen gas/pre-plumb and ded. circuit options shown on Master Bedroom wall



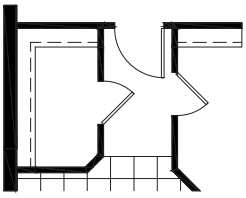
Outdoor Kitchen gas/pre-plumb and ded. circuit options shown on Pool Bath wall



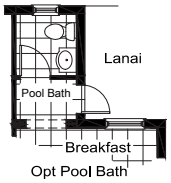
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



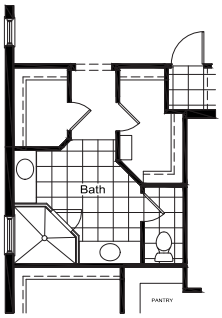
Master Bath Opt



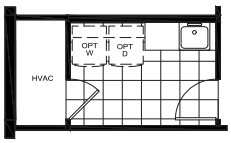
Opt Master Bath Door



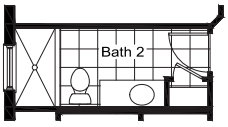
Opt Pool Bath



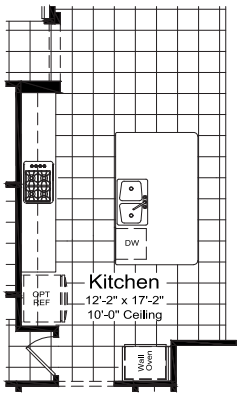
Opt Master Bath



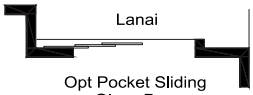
Opt Laundry Tub



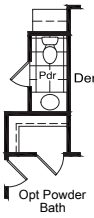
Opt Shower ILO Tub



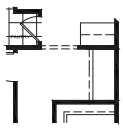
Opt Wall Oven Kitchen



Opt Pocket Sliding Glass Door



Opt Powder Bath



Opt Butler Pantry

ELEVATION BW1, C1, FM2 & FH1	
LIVING	2309 SF
GARAGE	657 SF
LANAI	308 SF
ENTRY	138 SF
TOTAL AREA	**3412 SF**

COVE HOME SERIES

Kingston SOUTH









Sea Mist

2427 SQ FT

3 BEDROOMS

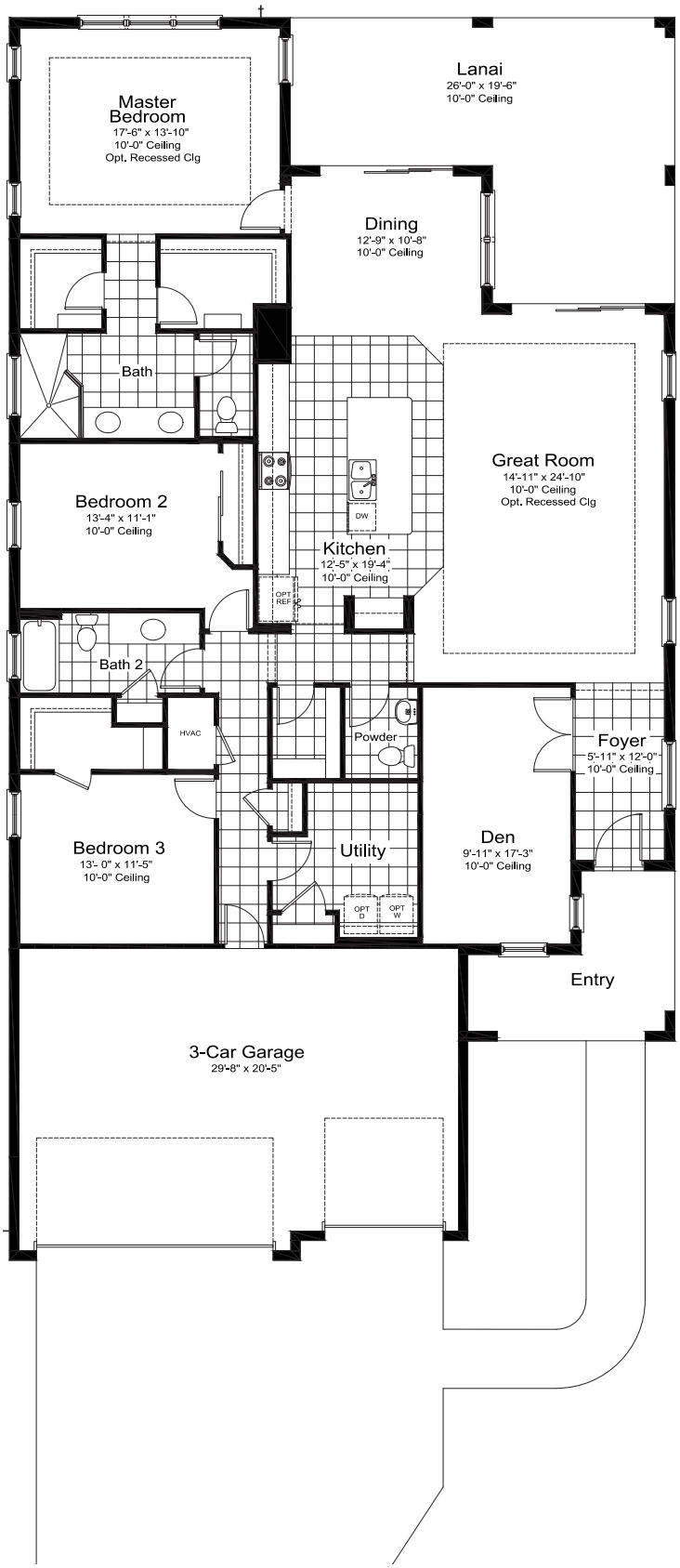
2.5 BATHS

DEN

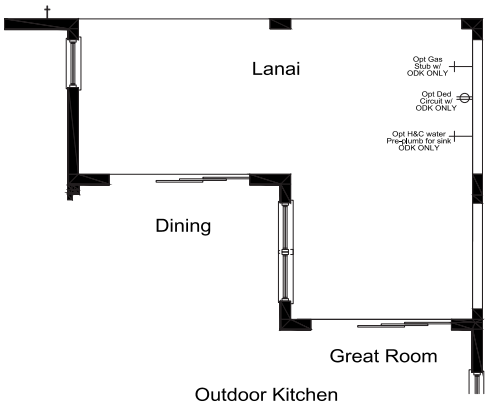
3-CAR GARAGE

NEAL COMMUNITIES
Where You Live Matters

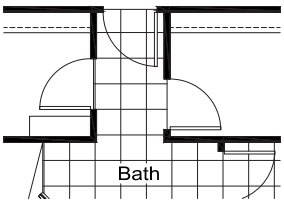
ELEVATION FH1



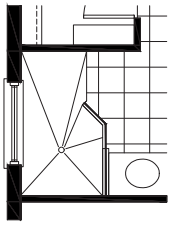
ELEVATION FH1, BW1, C1 & FM2	
LIVING	2427 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
TOTAL AREA	**3558 SF**



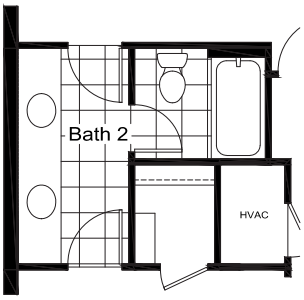
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



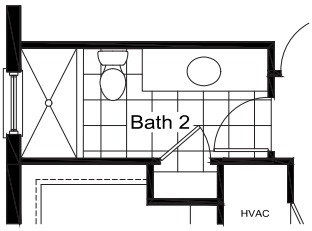
Master Bath Door Option



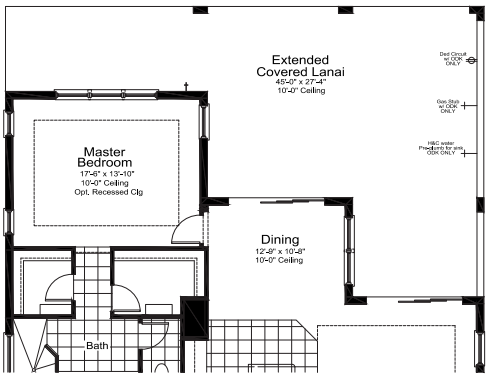
Master Bath Opt Full Glass shwr encl



Bath 2 Jack and Jill Option



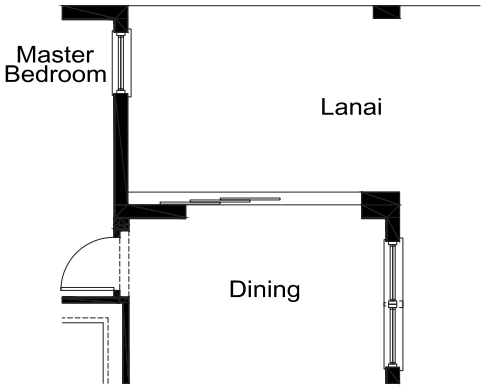
Bath 2 Shower Option



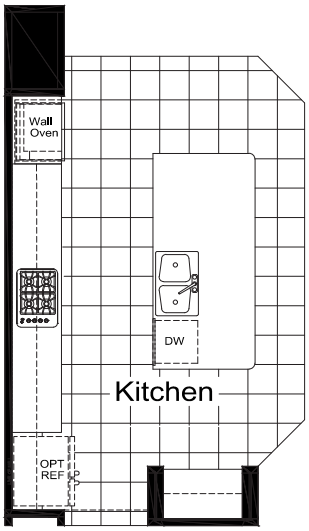
Extended Covered Lanai w/ Outdoor Kitchen Wall Package

Only available in the Kingston Community

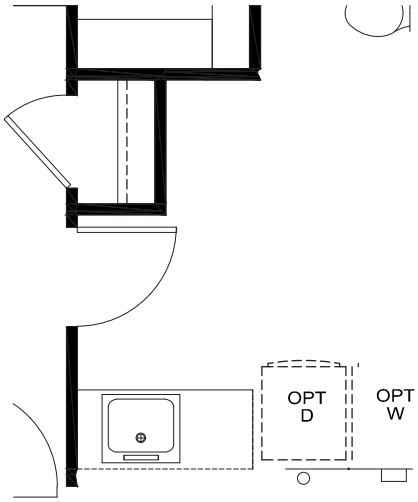
LANAI 735 S.F.



Opt Pocket Sliding Glass Door



Wall Oven Kitchen Option



Laundry Tub Option

ELEVATION FH1, BW1, C1 & FM2	
LIVING	2427 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
TOTAL AREA	**3558 SF**

COVE HOME SERIES

Kingston SOUTH









Harvest 3

2453 SQ FT

4 BEDROOMS

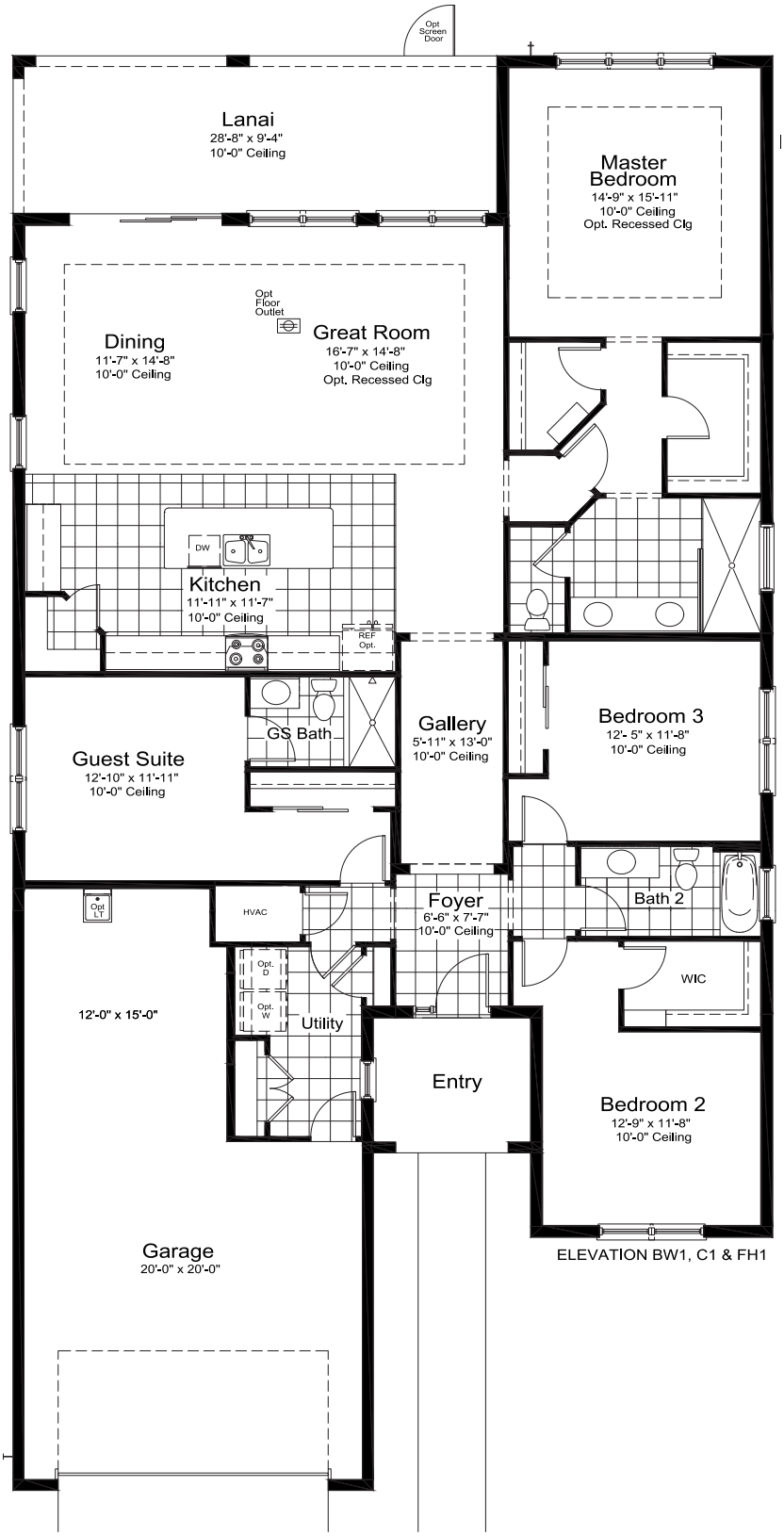
3 BATHS

GUEST SUITE

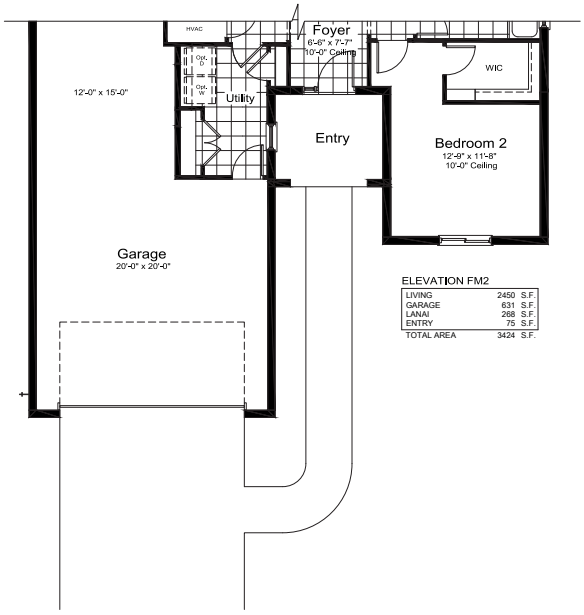
TANDEM 2-CAR GARAGE

NEAL COMMUNITIES
Where You Live Matters

ELEVATION BW1

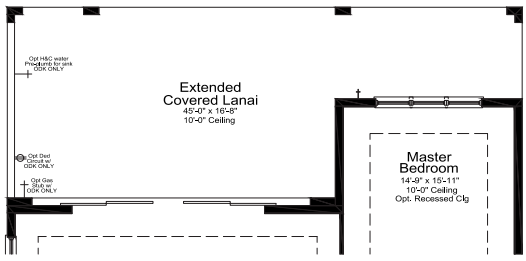


ELEVATION BW1, C1 & FH1



ELEVATION FM2

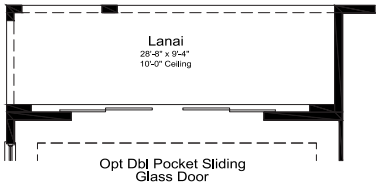
LIVING	2450 S.F.
GARAGE	631 S.F.
LANAI	268 S.F.
ENTRY	75 S.F.
TOTAL AREA	3424 S.F.



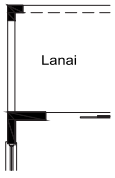
Extended Covered Lanai w/ Outdoor Kitchen Wall Package and Center Opening Pkt Sliding Glass Door

Only available in the Kingston Community

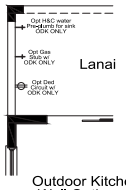
LANAI	628 S.F.



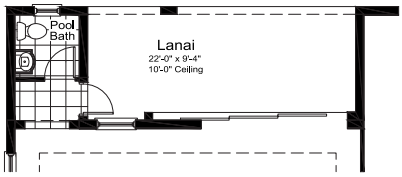
Opt Dbl Pocket Sliding Glass Door
(Not available w/ Pool Bath Opt



Opt Outdoor Kitchen Wall



Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown

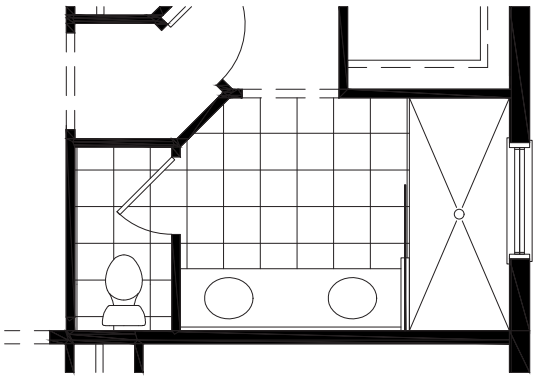


Opt Pool Bath w/ Pocket Sliding Glass Door

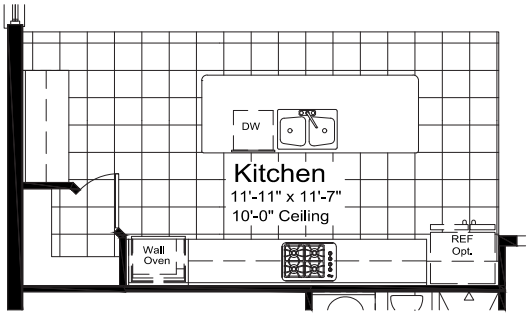
LIVING	2512 S.F.
LANAI	206 S.F.

(Not available w/ Dbl. Pocket Sliding Glass Door Opt

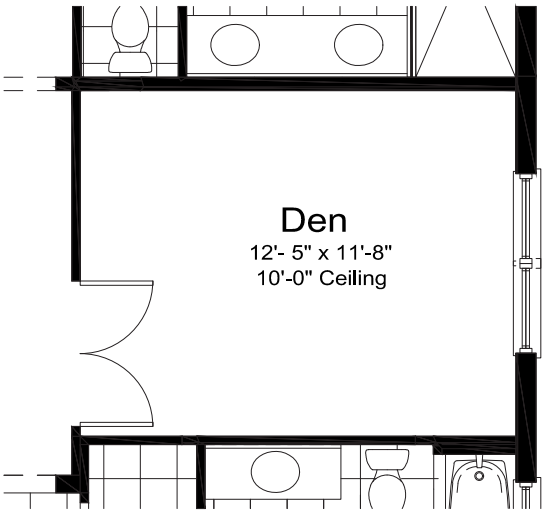
ELEVATION BW1, FM2, I1 & FH1	
LIVING	2453 SF
GARAGE	626 SF
LANAI	268 SF
ENTRY	75 SF
TOTAL AREA	**3425 SF**



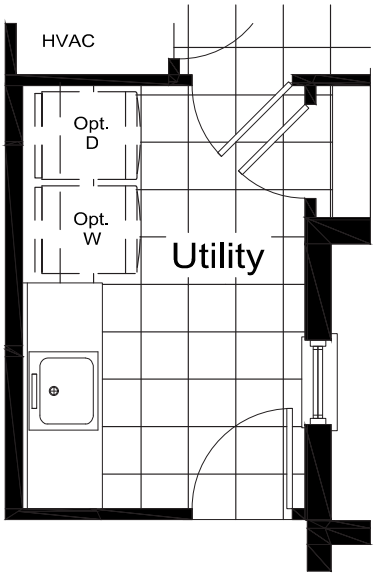
Master Bath Opt
Full Glass shwr encl



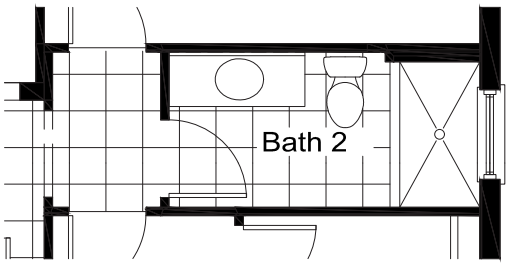
Wall Oven Kitchen
Option



Optional Den ilo
Bed 3



Laundry Tub
Option



Bath 2 Shower
Option

ELEVATION BW1, FM2, I1 & FH1	
LIVING	2453 SF
GARAGE	626 SF
LANAI	268 SF
ENTRY	75 SF
TOTAL AREA	**3425 SF**

COVE HOME SERIES

Kingston SOUTH









Ocean Front

3156 SQ FT

4 BEDROOMS

3.5 BATHS

DEN

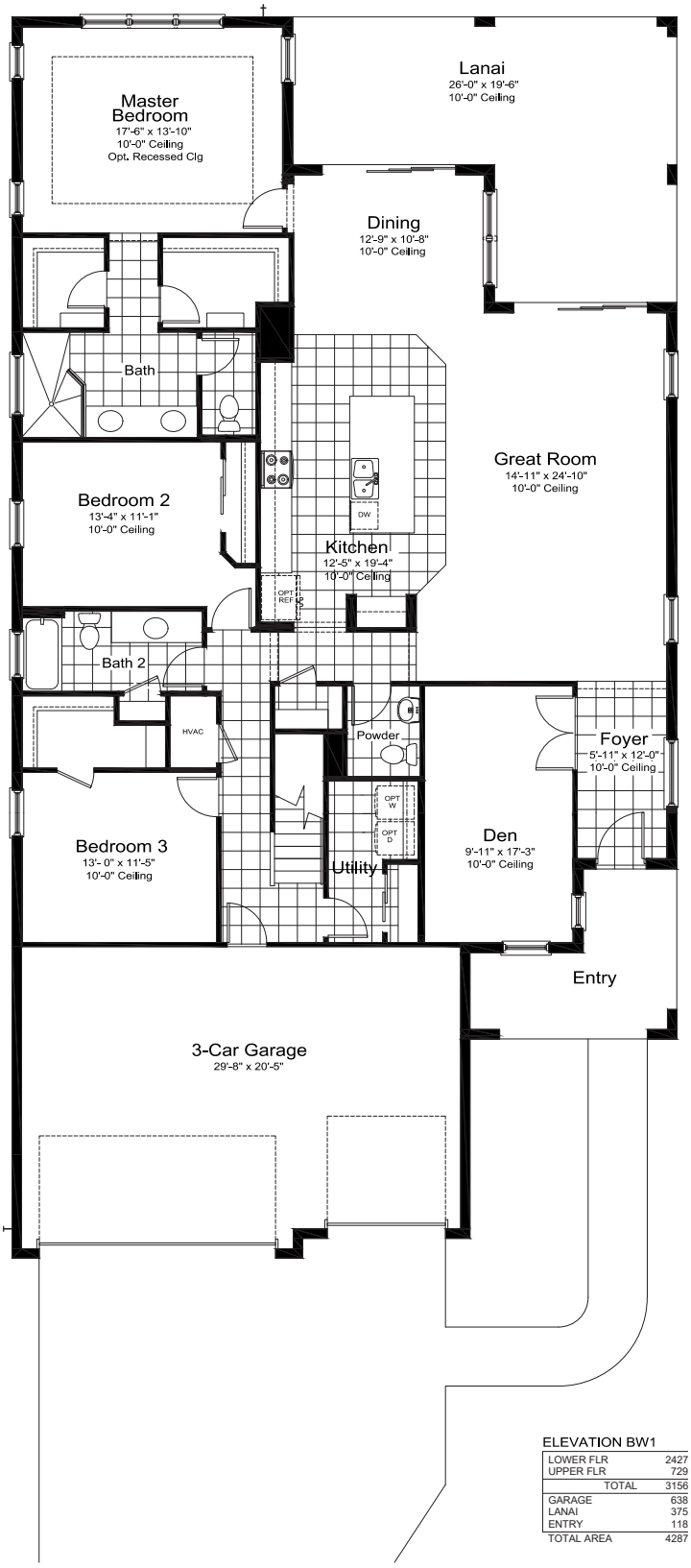
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3-CAR GARAGE

NEAL COMMUNITIES
Where You Live Matters

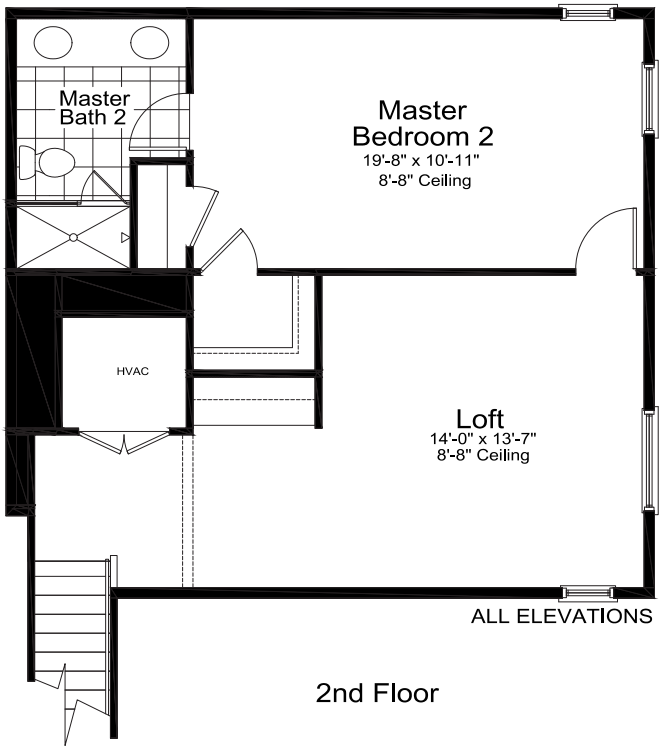
ELEVATION FH1

Ocean Front



ELEVATION BW1

LOWER FLR	2427
UPPER FLR	729
TOTAL	3156
GARAGE	638
LANAI	375
ENTRY	118
TOTAL AREA	4287



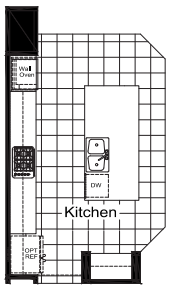
ALL ELEVATIONS

2nd Floor

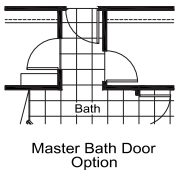
ELEVATION FH1, BW1, C1 & I1	
LIVING	3156 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
TOTAL AREA	**4287 SF**

ELEVATION FH1

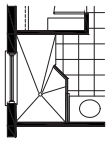
Ocean Front



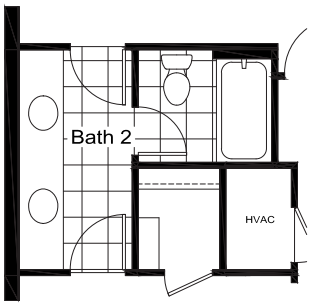
Wall Oven Kitchen Option



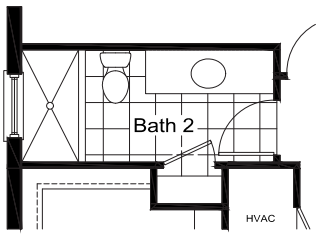
Master Bath Door Option



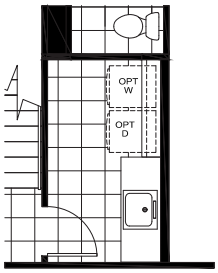
Master Bath Opt Full Glass shwr encl



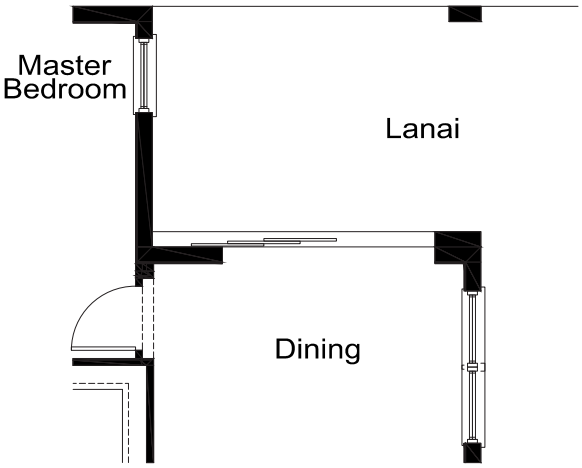
Bath 2 Jack and Jill Option



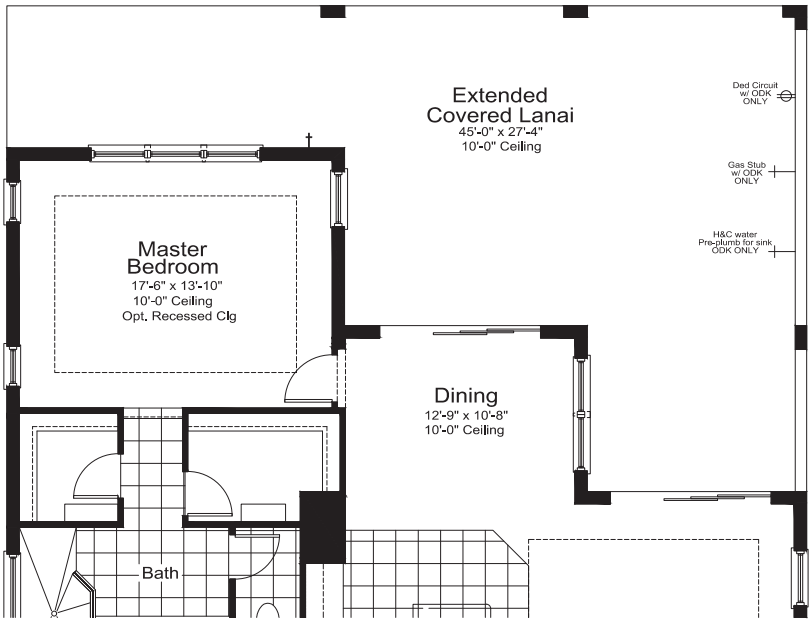
Bath 2 Shower Option



Laundry Tub Option



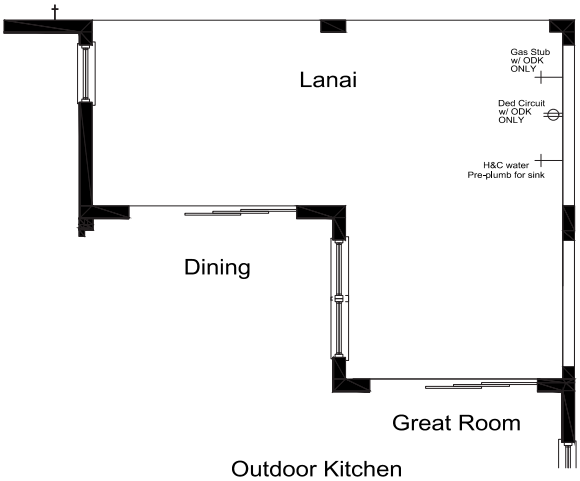
Opt Pocket Sliding Glass Door



Extended Covered Lanai w/ Outdoor Kitchen Wall Package

Only available in the Kingston Community

LANAI	735 S.F.



Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown

ELEVATION FH1, BW1, C1 & I1	
LIVING	3156 SF
GARAGE	638 SF
LANAI	375 SF
ENTRY	118 SF
TOTAL AREA	**4287 SF**

COVE HOME SERIES

Kingston SOUTH







Festival

3393 SQ FT

5 BEDROOMS

4 BATHS

GUEST SUITE

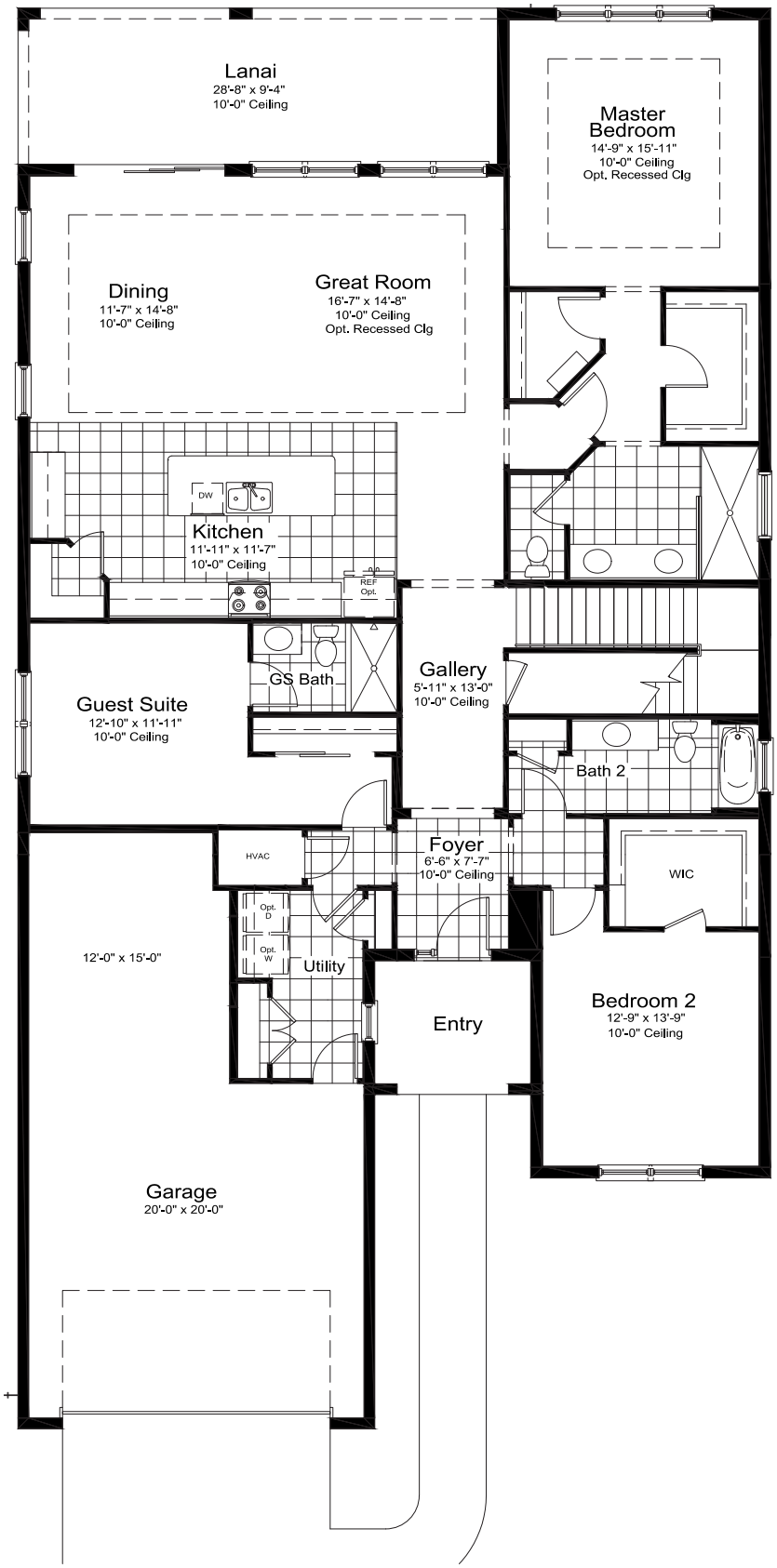
2-CAR GARAGE

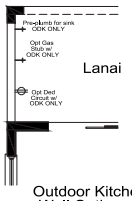
NEAL COMMUNITIES

Where You Live Matters

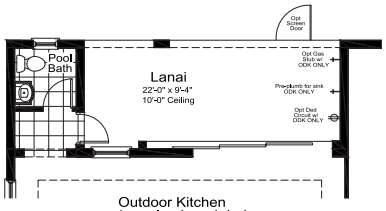
ELEVATION BW1

Festival

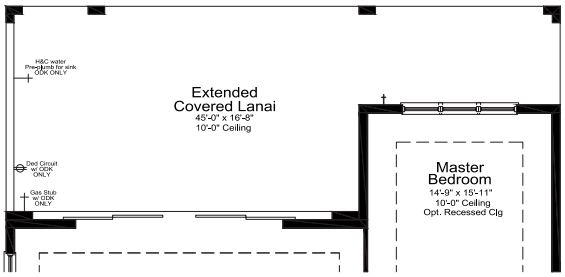




Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



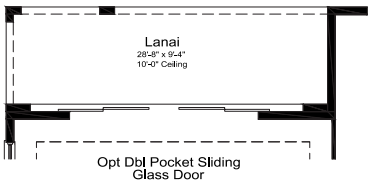
Outdoor Kitchen gas/pre-plumb and ded. circuit options shown when opt pool bath is selected



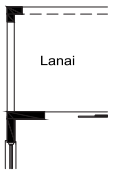
Extended Covered Lanai w/ Outdoor Kitchen Wall Package and Center Opening Pkt Sliding Glass Door

Only available in the Kingston Community

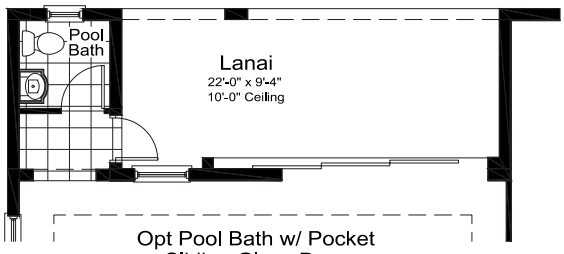
LANAI	628 S.F.



Opt Dbl Pocket Sliding Glass Door
(Not available w/ Pool Bath Opt



Opt Outdoor Kitchen Wall

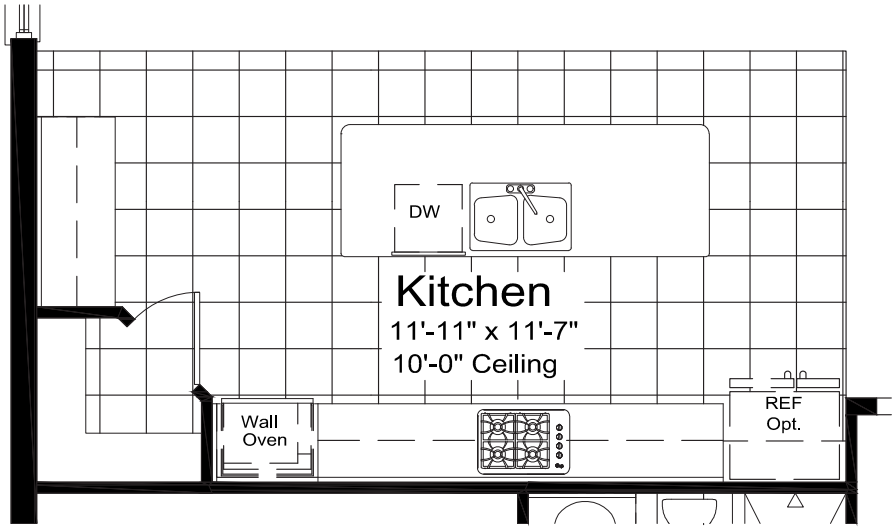


Opt Pool Bath w/ Pocket Sliding Glass Door

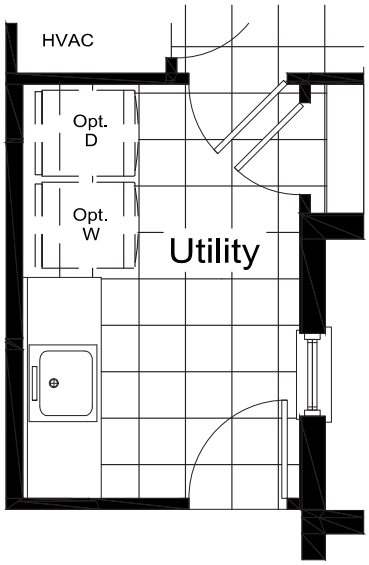
LIVING	2512 S.F.
LANAI	206 S.F.

(Not available w/ Dbl. Pocket Sliding Glass Door Opt

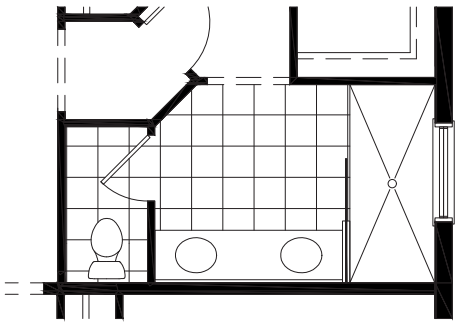
ELEVATION BW1, C1 & FH1	
LIVING	3393 SF
GARAGE	626 SF
LANAI	268 SF
ENTRY	75 SF
TOTAL AREA	**4362 SF**



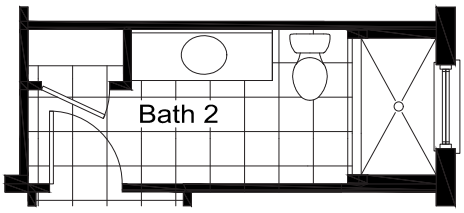
Wall Oven Kitchen Option



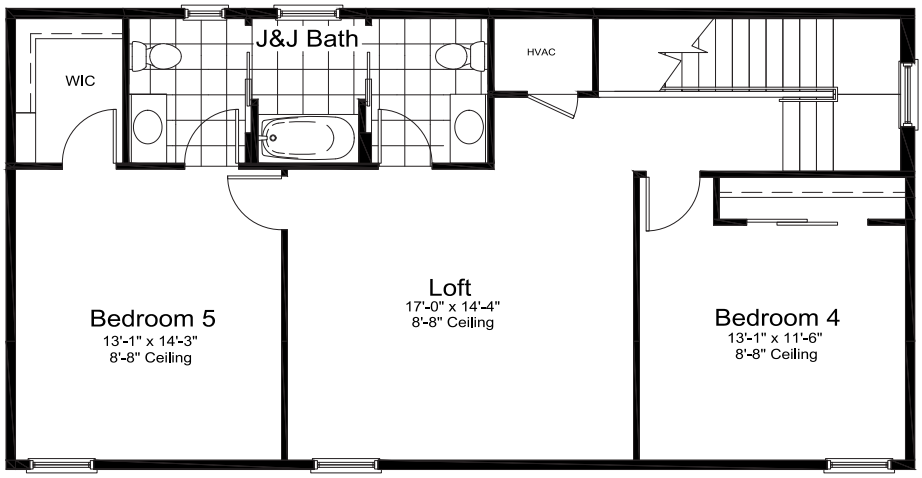
Laundry Tub Option



Master Bath Opt
Full Glass shwr encl



Bath 2 Shower Option



ELEVATION BW1, C1 & FH1

2nd Floor

ELEVATION BW1, C1 & FH1	
LIVING	3393 SF
GARAGE	626 SF
LANAI	268 SF
ENTRY	75 SF
TOTAL AREA	**4362 SF**

COVE HOME SERIES

Kingston SOUTH









Sea Glass

3843 SQ FT

5 BEDROOMS

4.5 BATHS

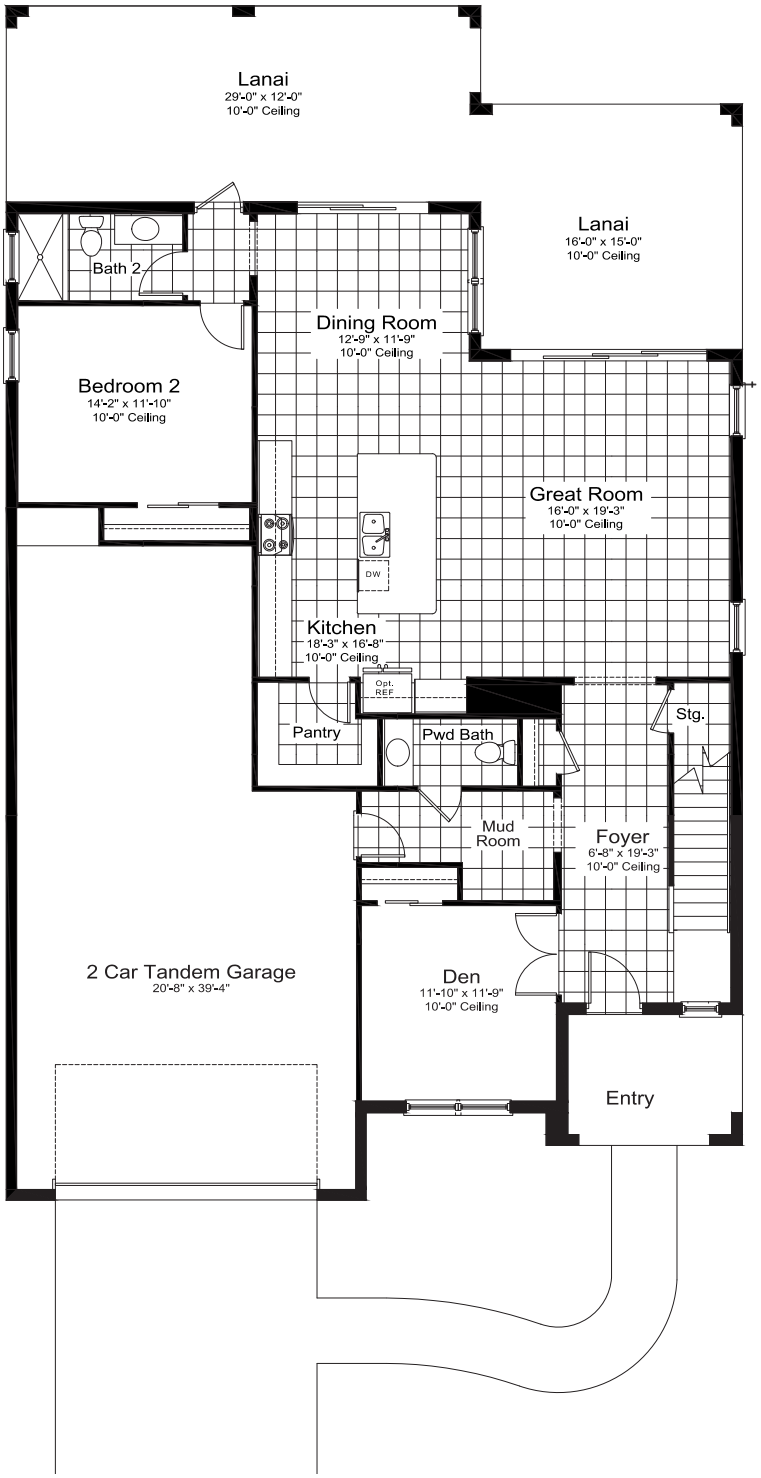
GUEST SUITE

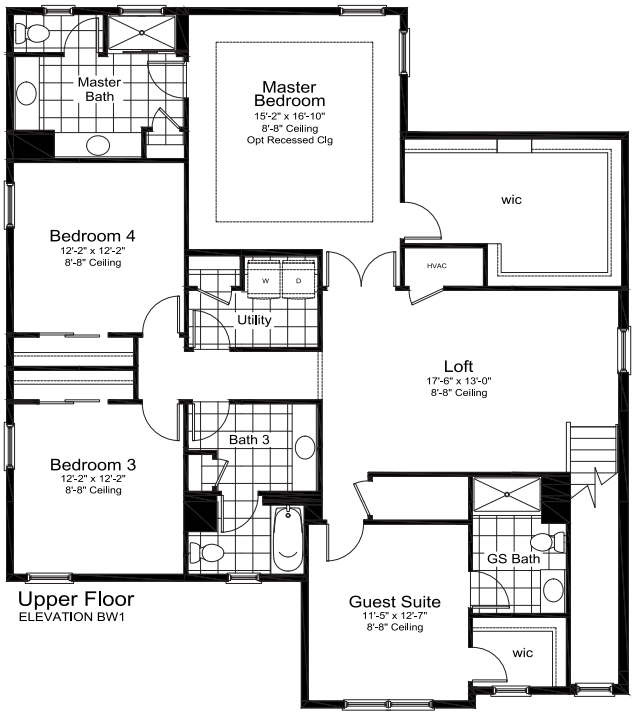
TANDEM 2-CAR GARAGE

NEAL COMMUNITIES
Where You Live Matters

ELEVATION FH2

Sea Glass



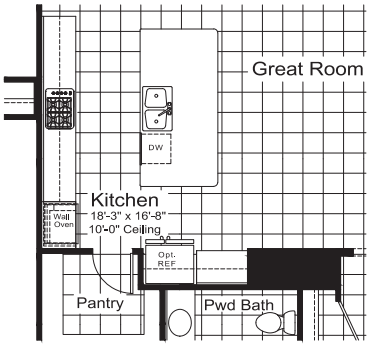


Upper Floor
ELEVATION BW1

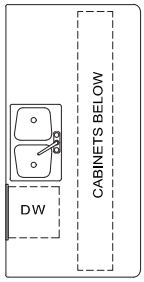
ELEVATION FH2, BW1, I1 & I2	
LIVING	3483 SF
GARAGE	776 SF
LANAI	588 SF
ENTRY	88 SF
TOTAL AREA	**4935 SF**

ELEVATION FH2

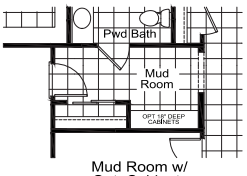
Sea Glass



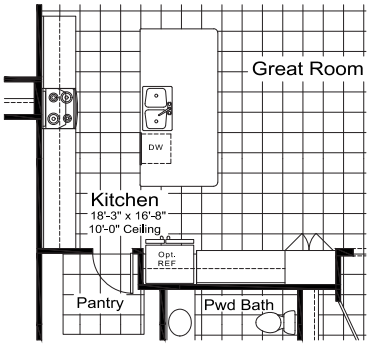
Wall Oven Kitchen Option



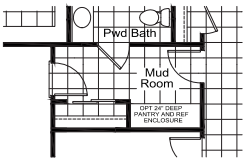
Kitchen Island w opt cabinets



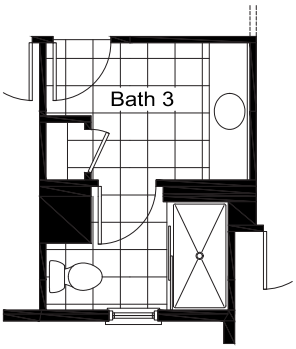
Mud Room w/ Opt. Cabinets



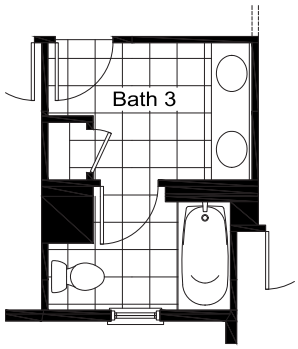
Kitchen Extended Cabinets Opt



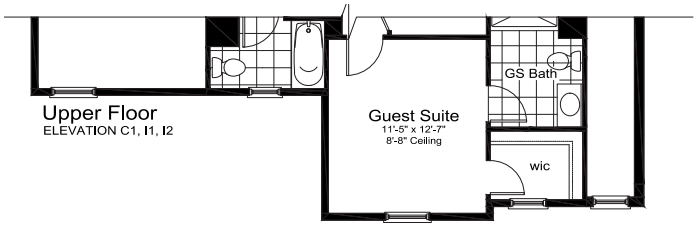
Mud Room w/ Cabinet Pantry & Ref. Encl. Option

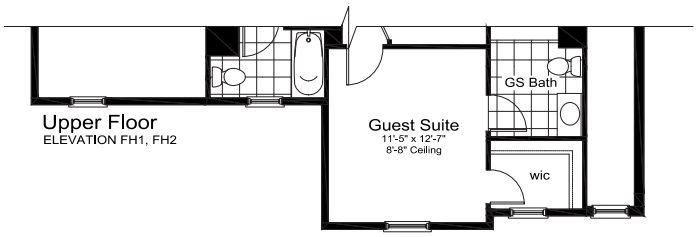


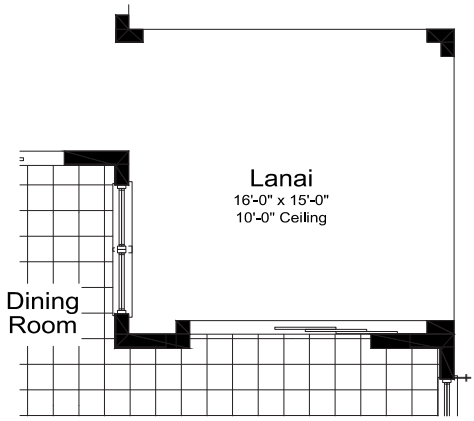
Bath 3 Shower Option



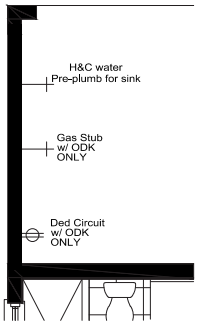
Bath 3 Dbl Sink Opt



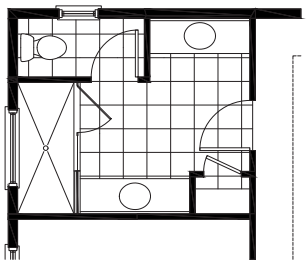




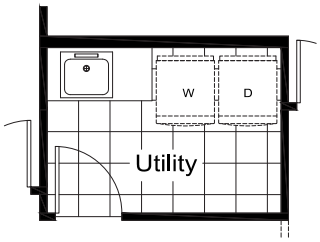
Opt Pocket Sliding Glass Door



Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



Optional Master Bath



Laundry Tub Option

ELEVATION FH2, BW1, I1 & I2	
LIVING	3483 SF
GARAGE	776 SF
LANAI	588 SF
ENTRY	88 SF
TOTAL AREA	**4935 SF**