COASTAL HOME SERIES

Kingston SOUTH

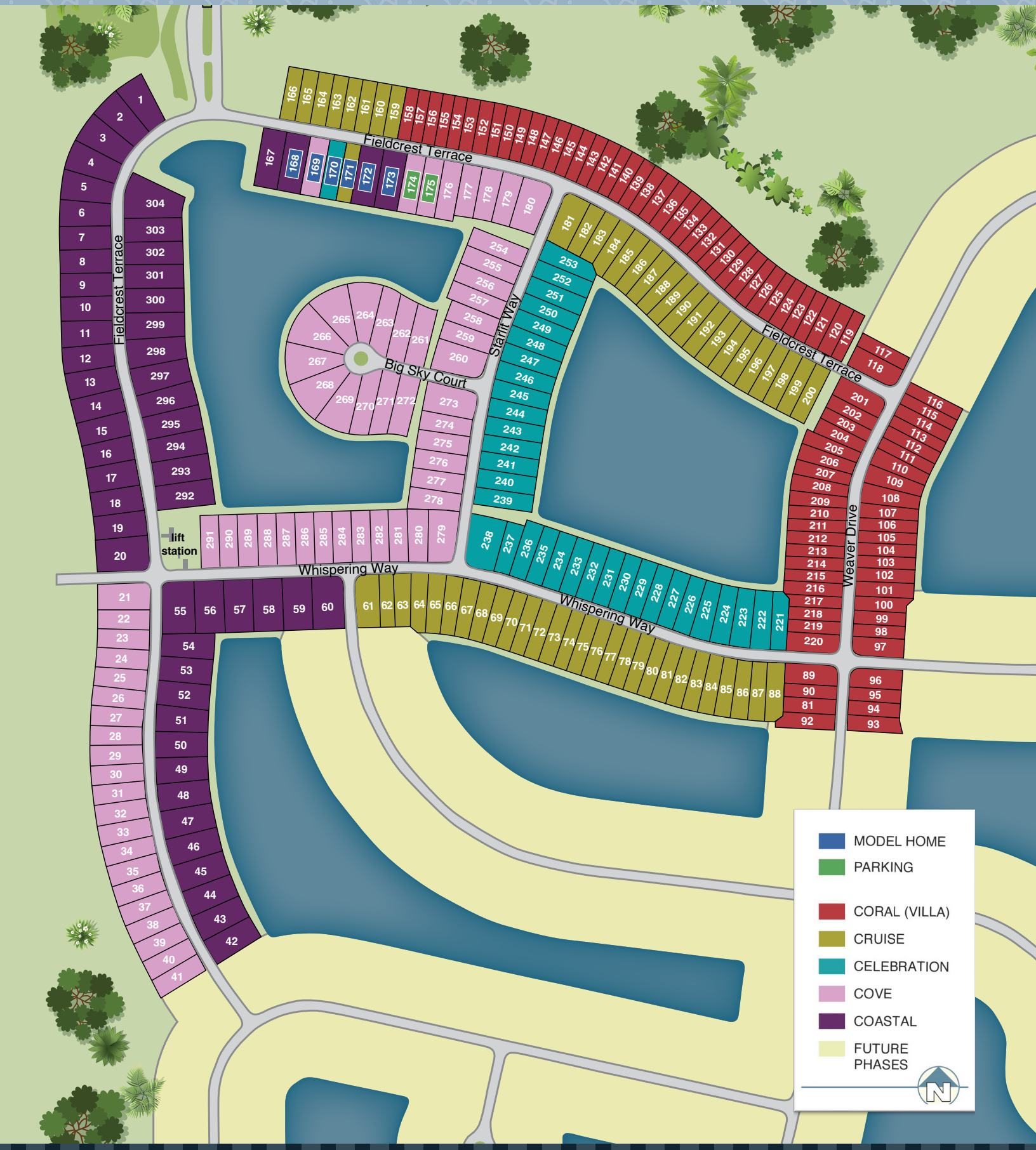


NEAL COMMUNITIES
Where You Live Matters

SINCE 1970 NEAL COMMUNITIES

COASTAL HOME SERIES

Kingston SOUTH



COASTAL SERIES FEATURES - 60’

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 Farm House, Coastal, Island, 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
  - Built-in wall oven/microwave combo
  - Refrigerator
  - Gas cooktop with hood
  - Dishwasher
- Moen 1/2 HP disposal
- 42” upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Bumped & 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

COASTAL SERIES FEATURES - 60’

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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COASTAL HOME SERIES

Kingston SOUTH











Captiva

2698 SQ FT

3 BEDROOMS

3 BATHS

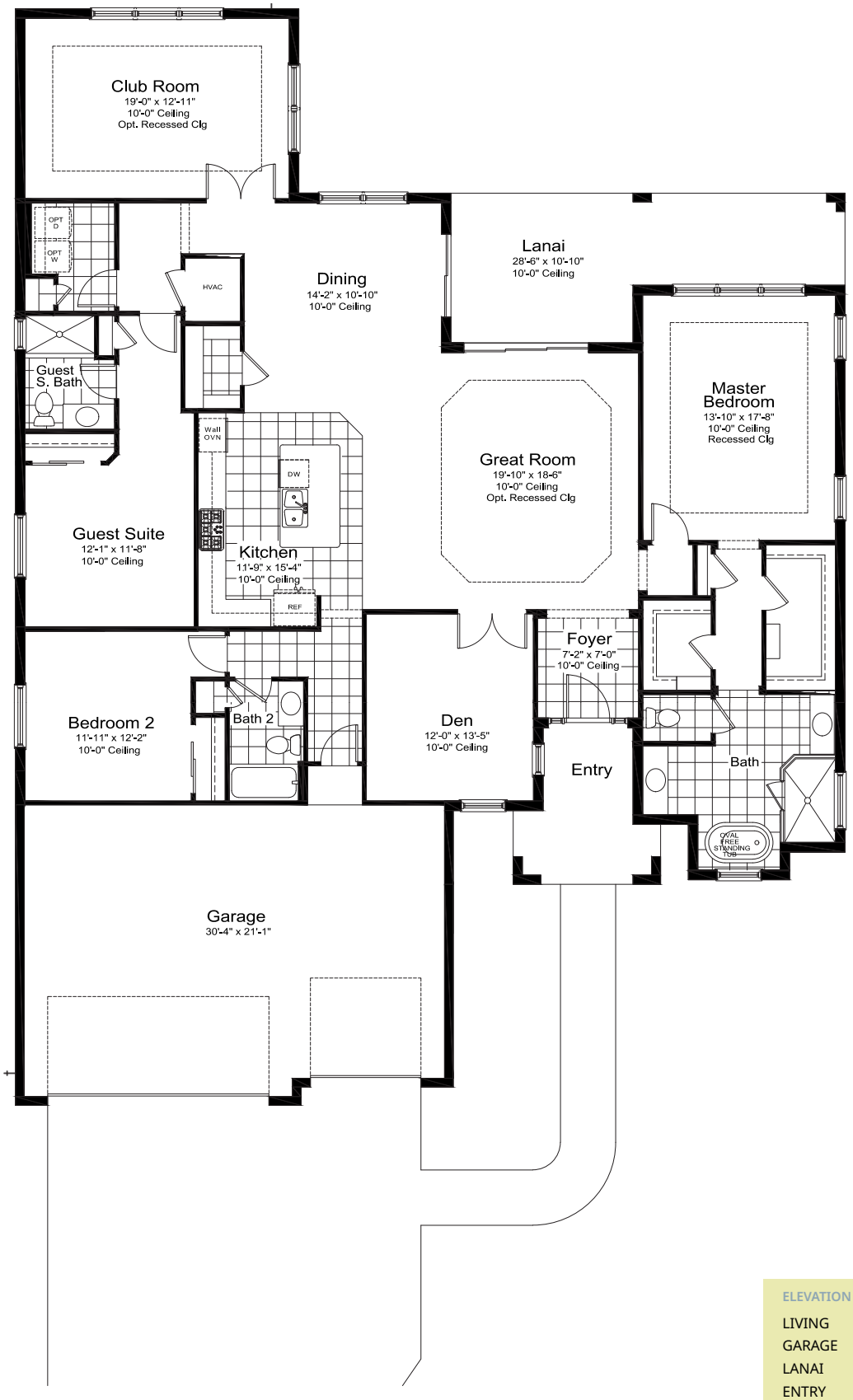
CLUB ROOM

DEN

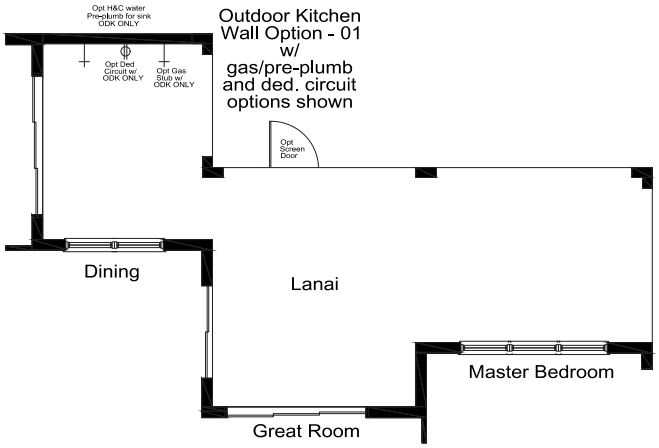
3-CAR GARAGE

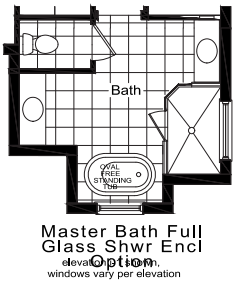
NEAL COMMUNITIES

Where You Live Matters

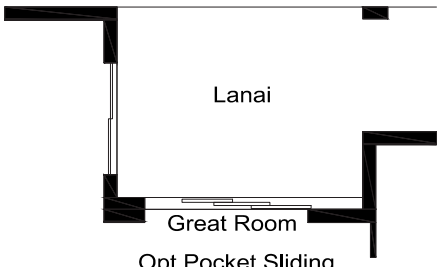


ELEVATION BW1, C1, FM1 ,I2 & FH1	
LIVING	2698 SF
GARAGE	685 SF
LANAI	245 SF
ENTRY	94 SF
TOTAL AREA	**3722 SF**

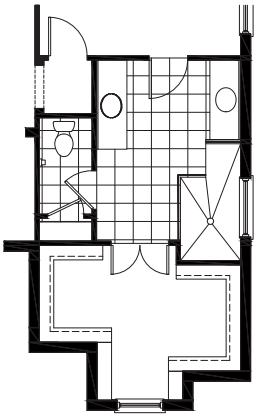




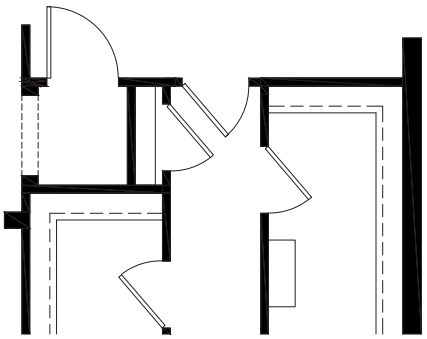
Master Bath Full Glass Shwr Encl
Option
elevation i-1 shown, windows vary per elevation



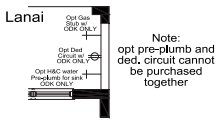
Opt Pocket Sliding Glass Door



Opt Master Bath
elevation i-1 shown, windows vary per elevation

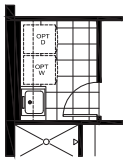


Opt Master Bath Door
(not available w/ opt master bath)

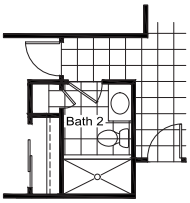


Note: opt pre-plumb and ded. circuit cannot be purchased together

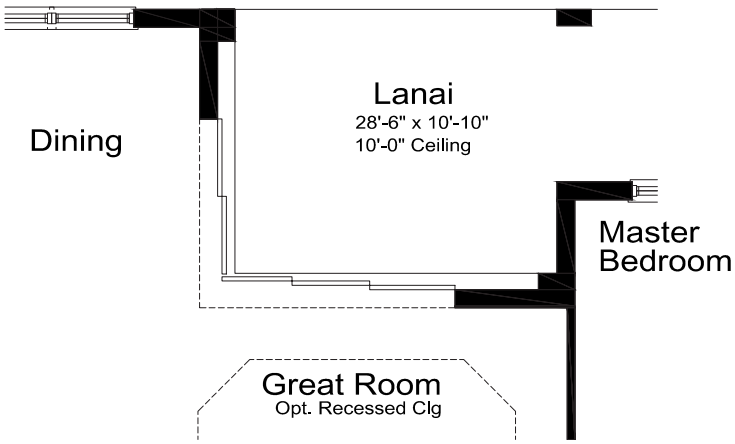
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



Opt Laundry Tub ILO Closet



Opt Shower ILO Tub



Opt 90 Deg. Corner Sliding Glass Door

ELEVATION BW1, C1, FM1 ,I2 & FH1	
LIVING	2698 SF
GARAGE	685 SF
LANAI	245 SF
ENTRY	94 SF
TOTAL AREA	**3722 SF**

COASTAL HOME SERIES

Kingston SOUTH









Savannah 2

2868 SQ FT

4 BEDROOMS

3 BATHS

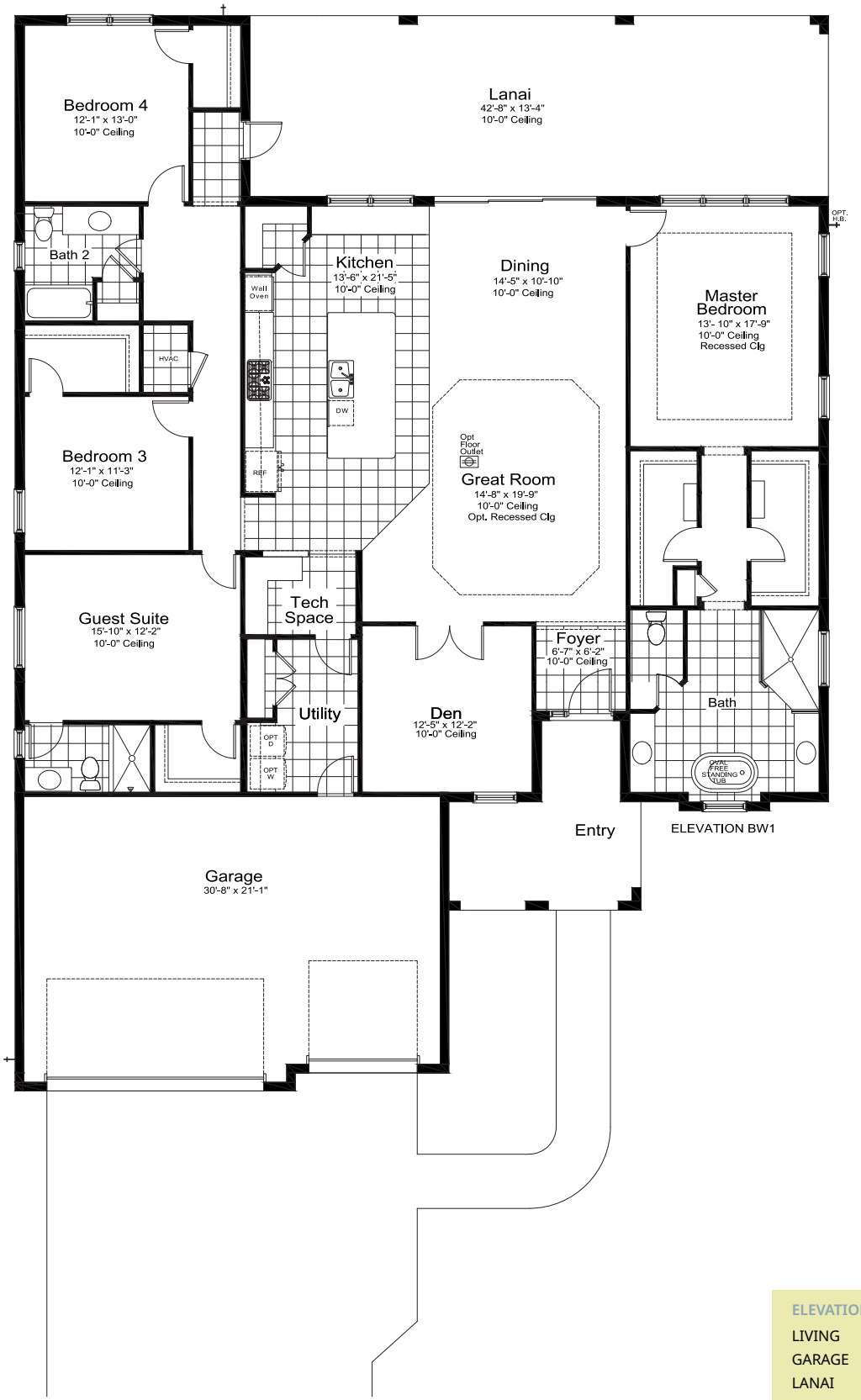
DEN

3-CAR GARAGE

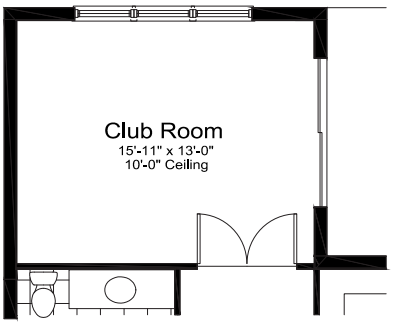
NEAL COMMUNITIES
Where You Live Matters

ELEVATION FH1

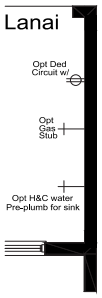
Savannah 2



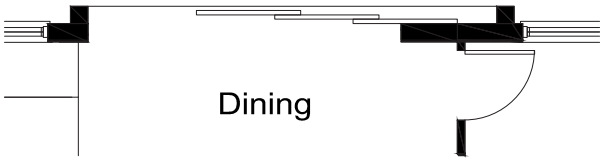
ELEVATION FH1, BW1, FM1 & I1	
LIVING	2868 SF
GARAGE	680 SF
LANAI	569 SF
ENTRY	147 SF
TOTAL AREA	**4264 SF**



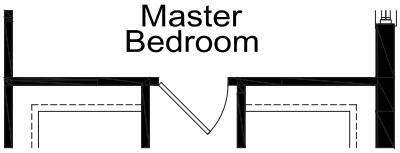
Opt Club Room



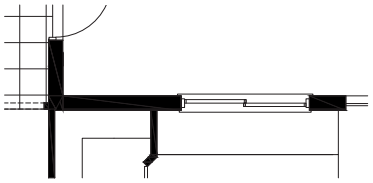
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



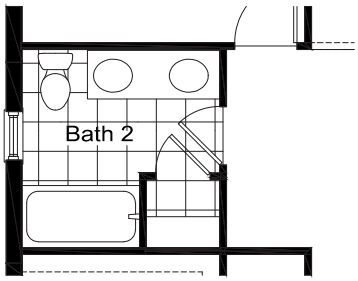
Opt Pocket Sliding Glass Door



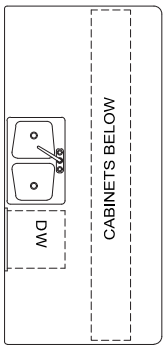
Opt Master Bath Door



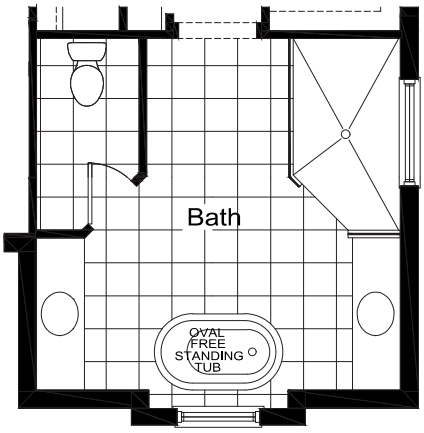
Opt Horizontal Sliding Window
Only available in the Kingston Community



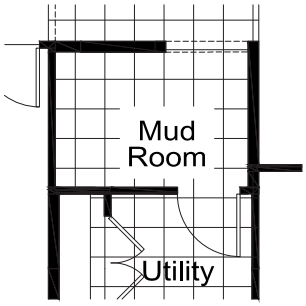
Bath 2 Dbl Sink Opt



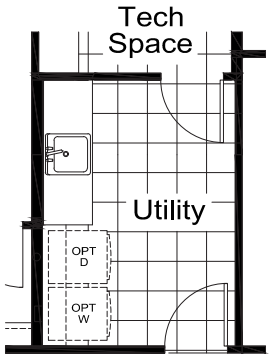
Kitchen Island w opt cabinets



Master Bath Full Glass Shwr Encl Option
windows may vary per elevation



Opt Mud Room ILO Tech Space



Opt Laundry Tub ILO Closet

ELEVATION FH1, BW1, FM1 & I1	
LIVING	2868 SF
GARAGE	680 SF
LANAI	569 SF
ENTRY	147 SF
TOTAL AREA	**4264 SF**

COASTAL HOME SERIES

Kingston SOUTH













Kiawah 2

2908 SQ FT

4 BEDROOMS

3 BATHS

DEN

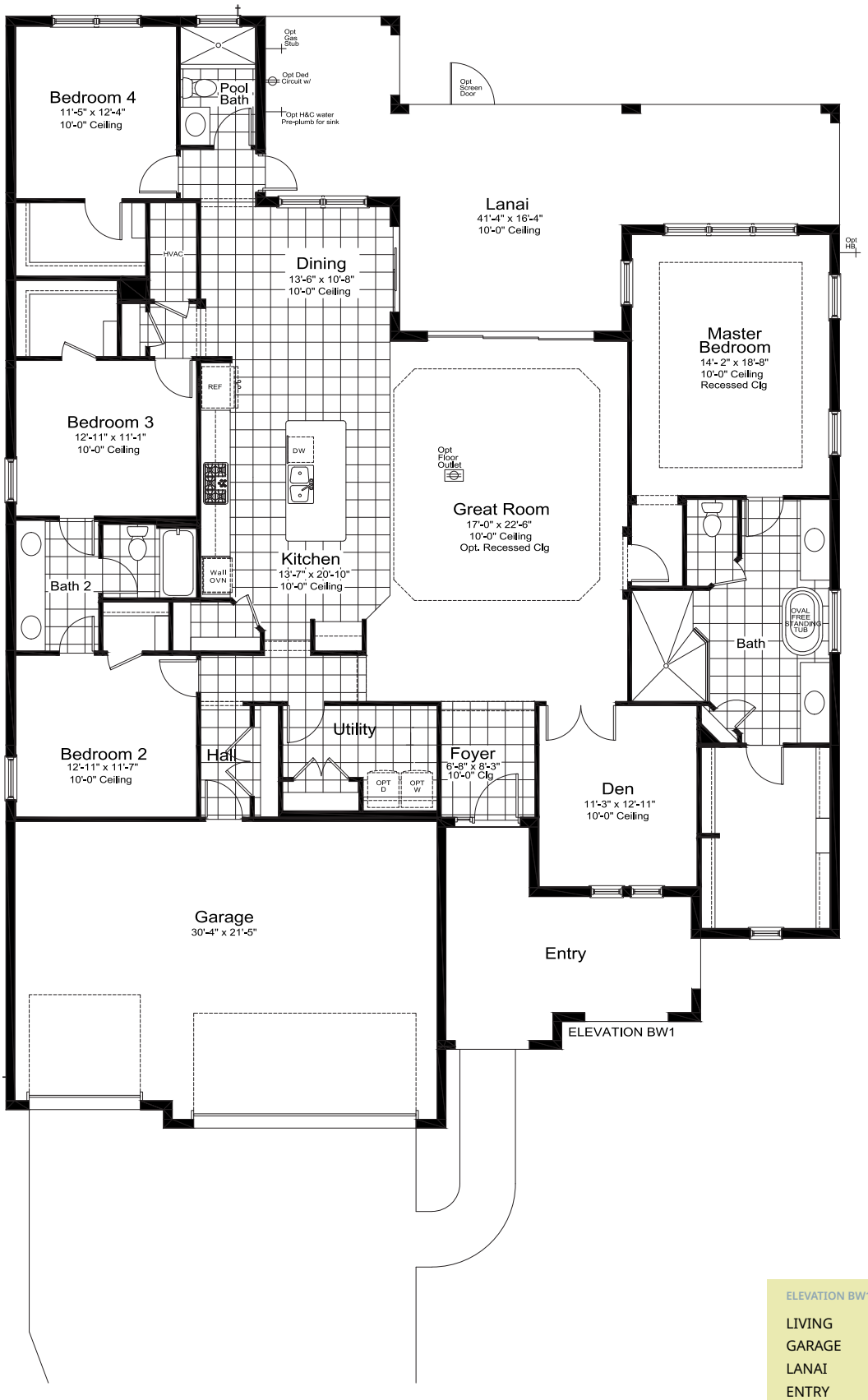
3-CAR GARAGE

NEAL COMMUNITIES

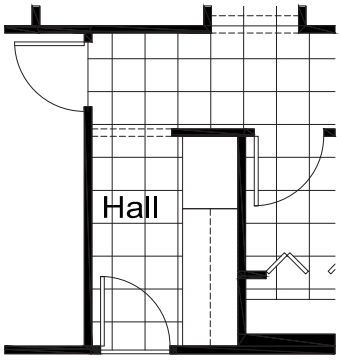
Where You Live Matters

ELEVATION BW1

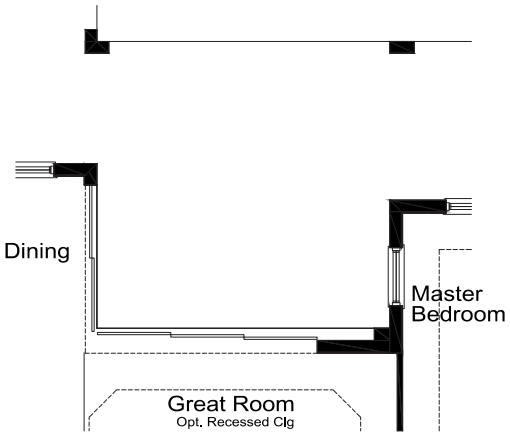
Kiawah 2



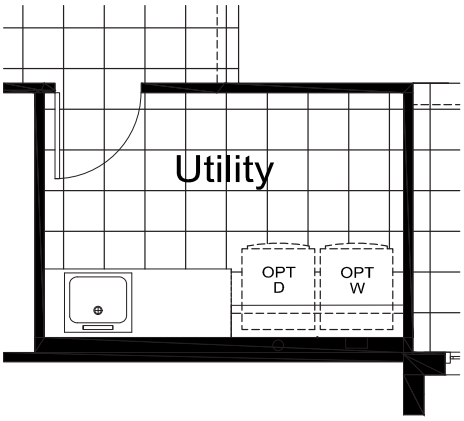
ELEVATION BW1, BW2, C1, FM1, I2 & FH1	
LIVING	2908 SF
GARAGE	684 SF
LANAI	523 SF
ENTRY	210 SF
TOTAL AREA	**4325 SF**



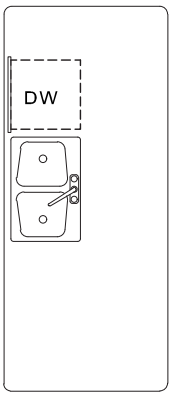
Opt Hall Cabinets ILO Closet



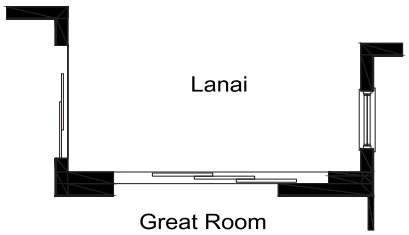
Opt 90 Deg. Corner Sliding Glass Door
(Not Available w/ 2nd Flr Opts)



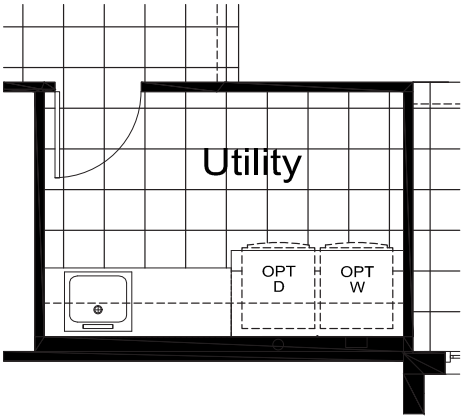
Opt Laundry Tub ILO Closet



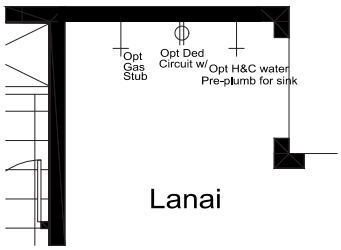
Opt Extended 1 level island



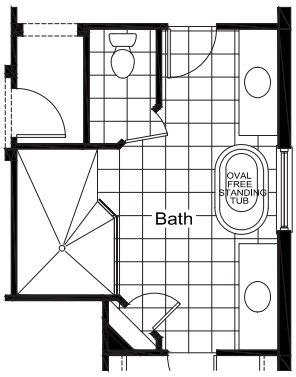
Opt Pocket Sliding Glass Door



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



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



Master Bath Full Glass Shwr Encl Option

ELEVATION BW1, BW2, C1, FM1, I2 & FH1	
LIVING	2908 SF
GARAGE	684 SF
LANAI	523 SF
ENTRY	210 SF
TOTAL AREA	**4325 SF**

COASTAL HOME SERIES

Kingston SOUTH









Santa Catalina

3677 SQ FT

5 BEDROOMS

4 BATHS

DEN

BONUS ROOM

3-CAR GARAGE

NEAL COMMUNITIES
Where You Live Matters

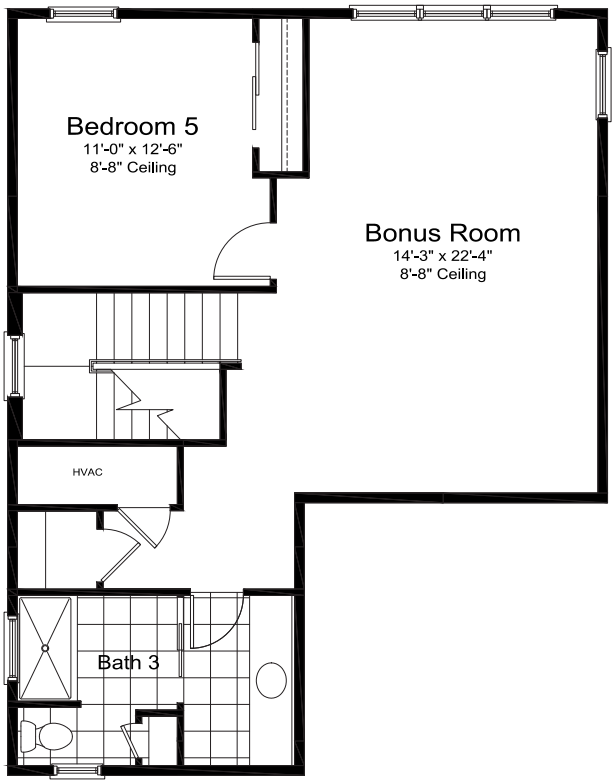
ELEVATION BW1

Santa Catalina



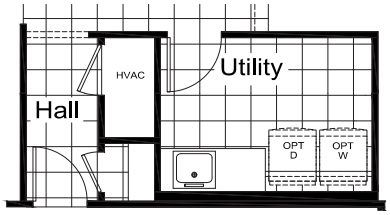
ELEVATION BW-1

LOWER FLR	2908	S.F.
UPPER FLR	769	S.F.
TOTAL	3677	S.F.
GARAGE	684	S.F.
LANAI	523	S.F.
ENTRY	210	S.F.
TOTAL AREA	5094	S.F.

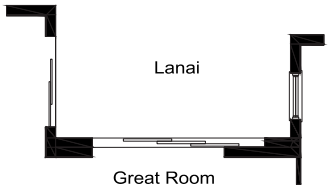


Upper Floor
ALL ELEVATION

ELEVATION BW1, C1, FH1 & I2	
LIVING	3677 SF
GARAGE	684 SF
LANAI	523 SF
ENTRY	210 SF
TOTAL AREA	**5094 SF**

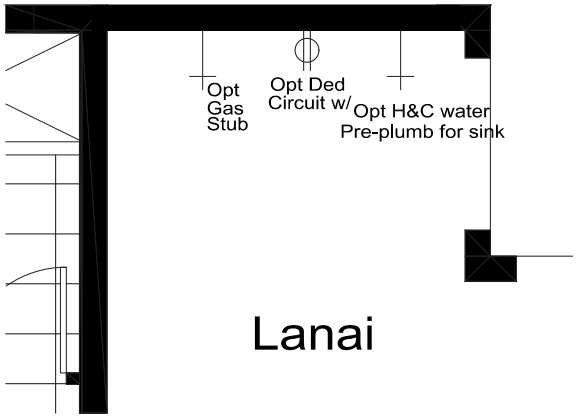


Opt Laundry Tub ILO Closet

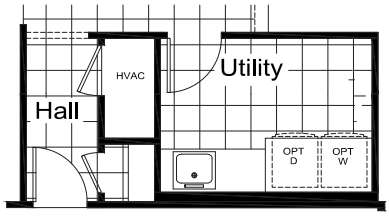


Great Room

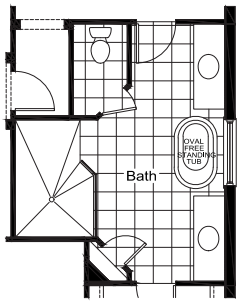
Opt Pocket Sliding Glass Door



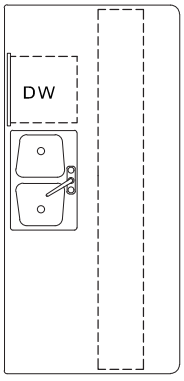
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



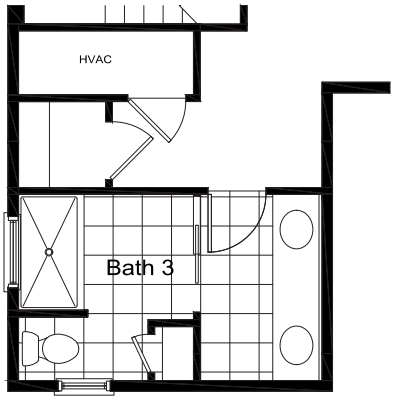
Opt Luxury Utility Room w/ LT and under counter w/d hook up



Master Bath Full Glass Shwr Encl Option



Kitchen Island w opt cabinets



Bath 3 Dbl Sink Option

ELEVATION BW1, C1, FH1 & I2	
LIVING	3677 SF
GARAGE	684 SF
LANAI	523 SF
ENTRY	210 SF
TOTAL AREA	**5094 SF**