CELEBRATION HOME SERIES

Kingston SOUTH

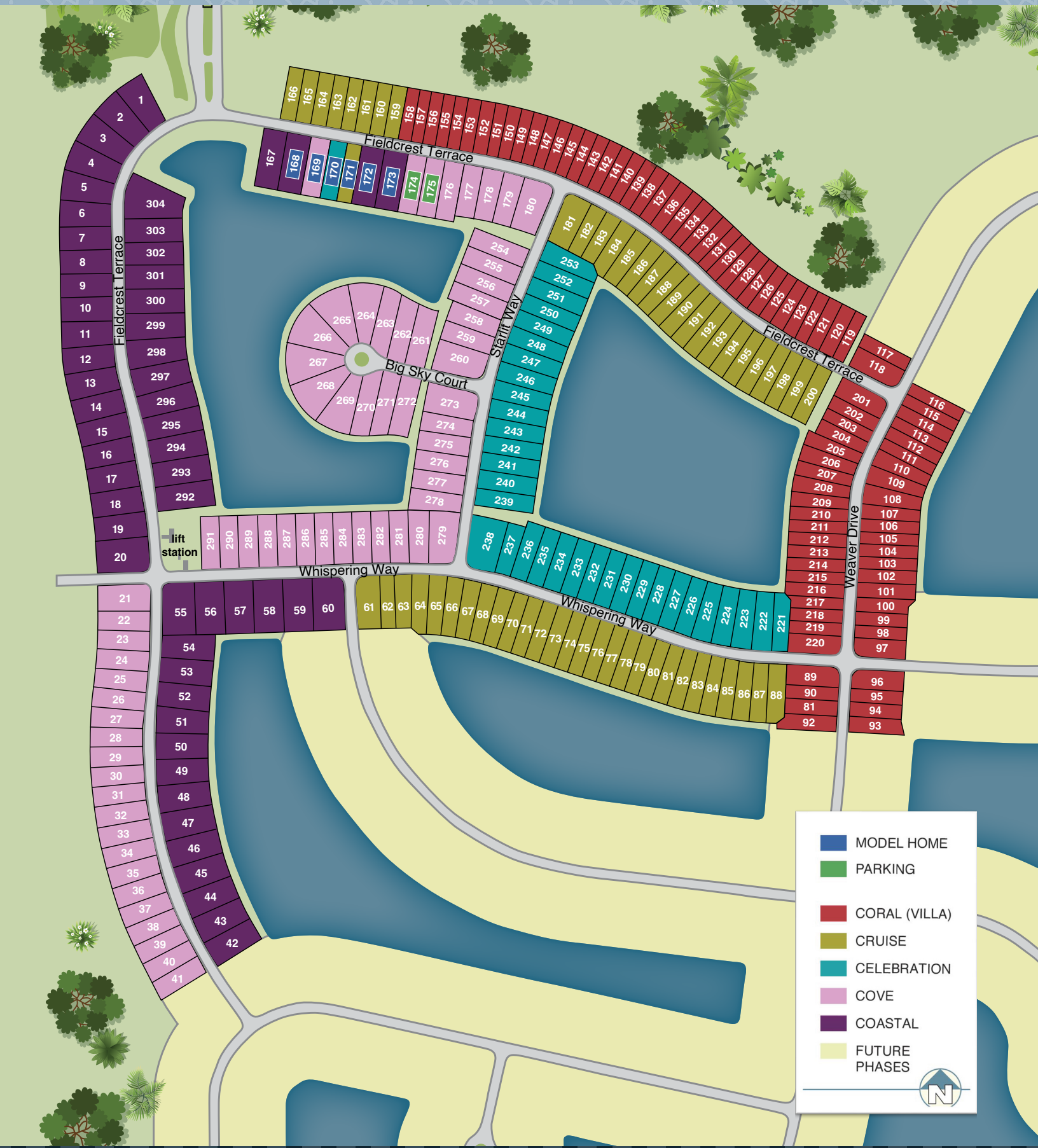


NEAL COMMUNITIES
Where You Live Matters

SINCE 1970 NEAL COMMUNITIES

CELEBRATION HOME SERIES

Kingston SOUTH



CELEBRATION SERIES FEATURES - 40'

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 Island, Coastal, British West Indies, Florida Modern and Farm House 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
- 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
- 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
- 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

CELEBRATION SERIES FEATURES - 40’

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
- 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 (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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CELEBRATION HOME SERIES

Kingston SOUTH









Fresh Spring

1812 SQ FT

3 BEDROOMS

2 BATHS

LEISURE ROOM

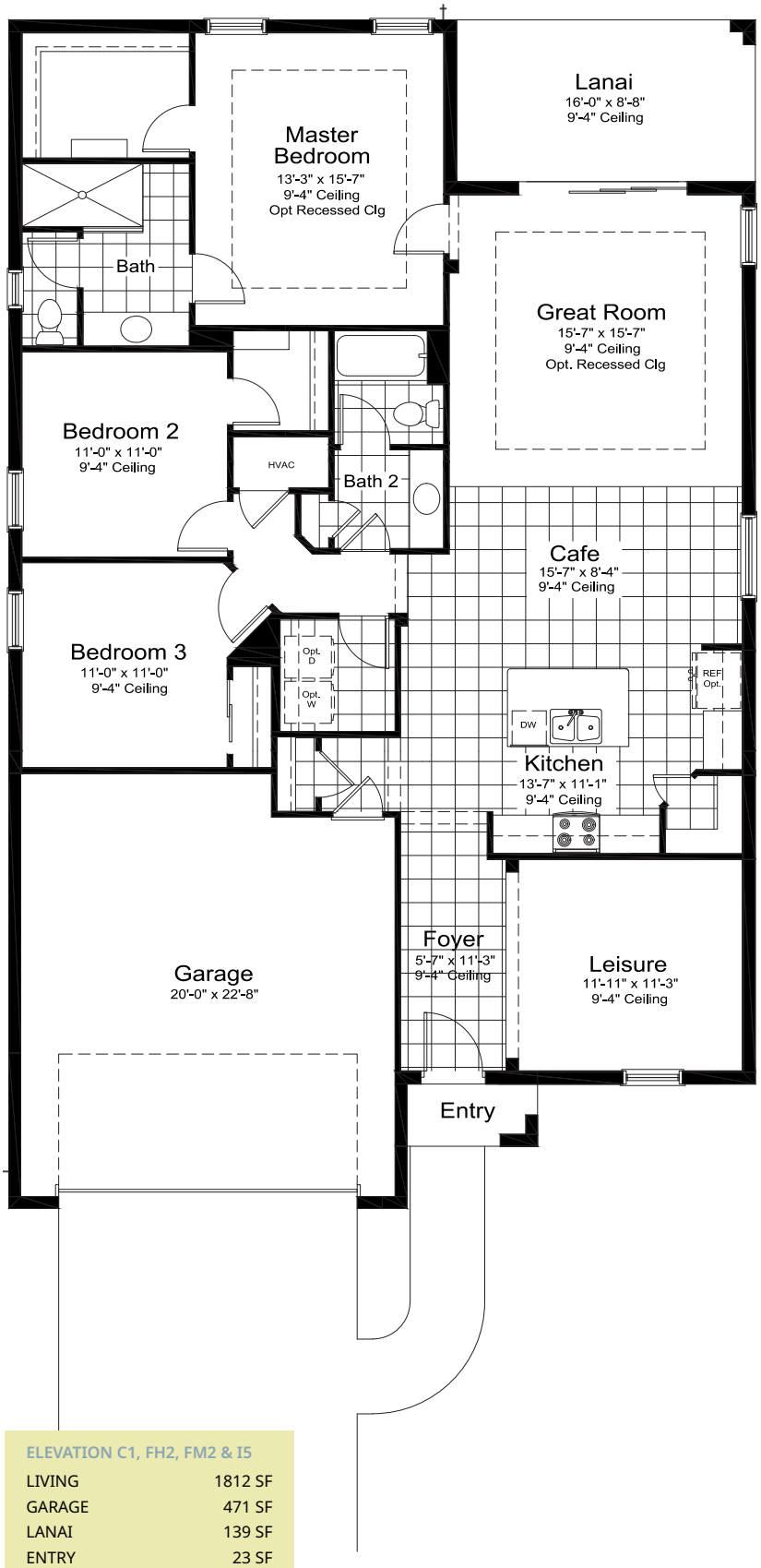
2-CAR GARAGE

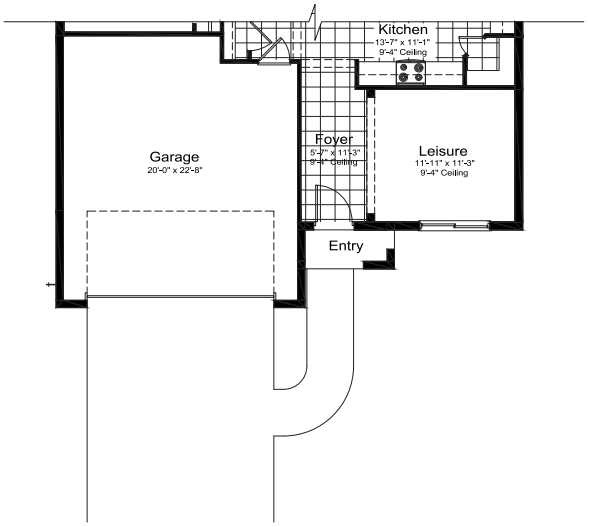
NEAL COMMUNITIES

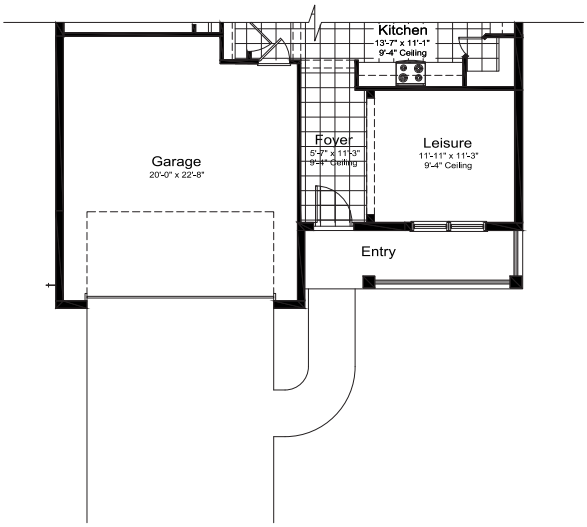
Where You Live Matters

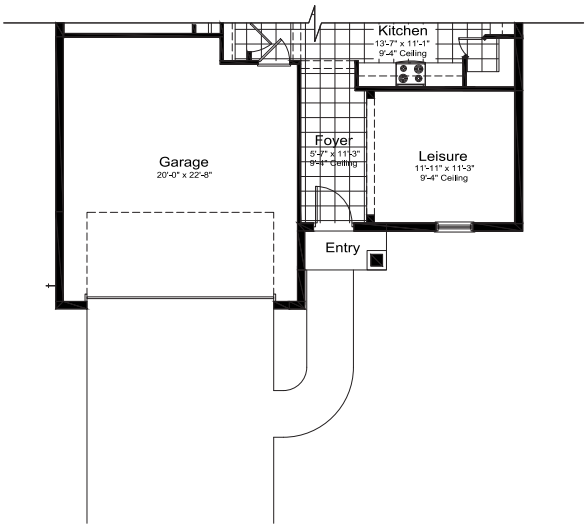
ELEVATION C1

Fresh Spring

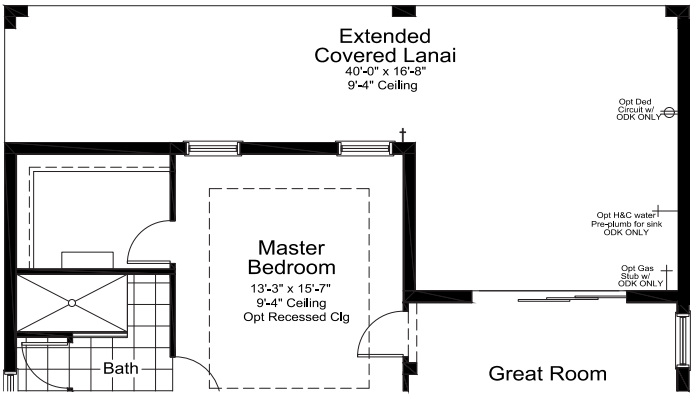








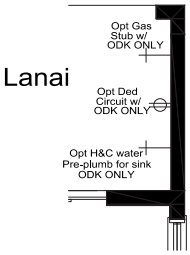
ELEVATION C1, FH2, FM2 & I5	
LIVING	1812 SF
GARAGE	471 SF
LANAI	139 SF
ENTRY	23 SF
TOTAL AREA	**2445 SF**



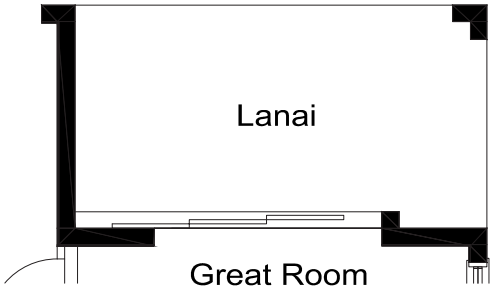
Extended Covered Lanai w/ Outdoor Kitchen Wall Package Option

Only available in the Kingston Community

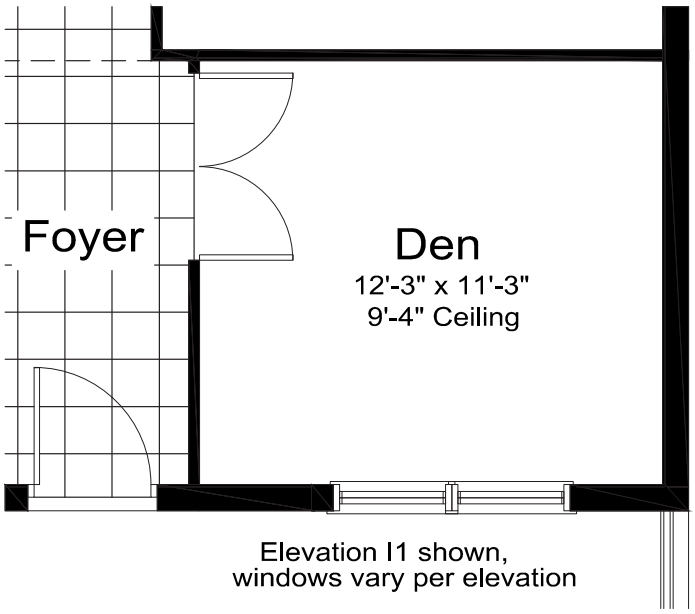
LANAI	459 S.F.



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

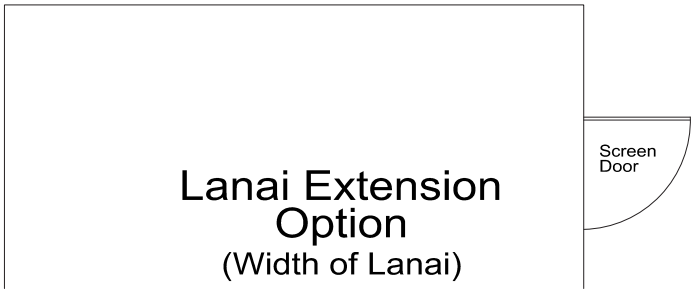


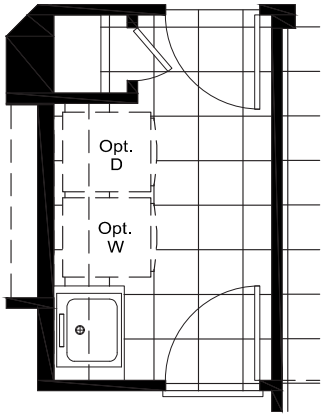
Pocket Slider Dr Option



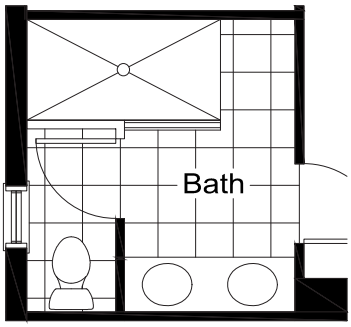
Elevation I1 shown, windows vary per elevation

Den ILO Lesuire Option





Opt Utility



Master Bath Double Sink Option

Not available w/ Master Bath Option

ELEVATION C1, FH2, FM2 & I5	
LIVING	1812 SF
GARAGE	471 SF
LANAI	139 SF
ENTRY	23 SF
TOTAL AREA	**2445 SF**

CELEBRATION HOME SERIES

Kingston SOUTH







Brilliance

2079 SQ FT

3 BEDROOMS

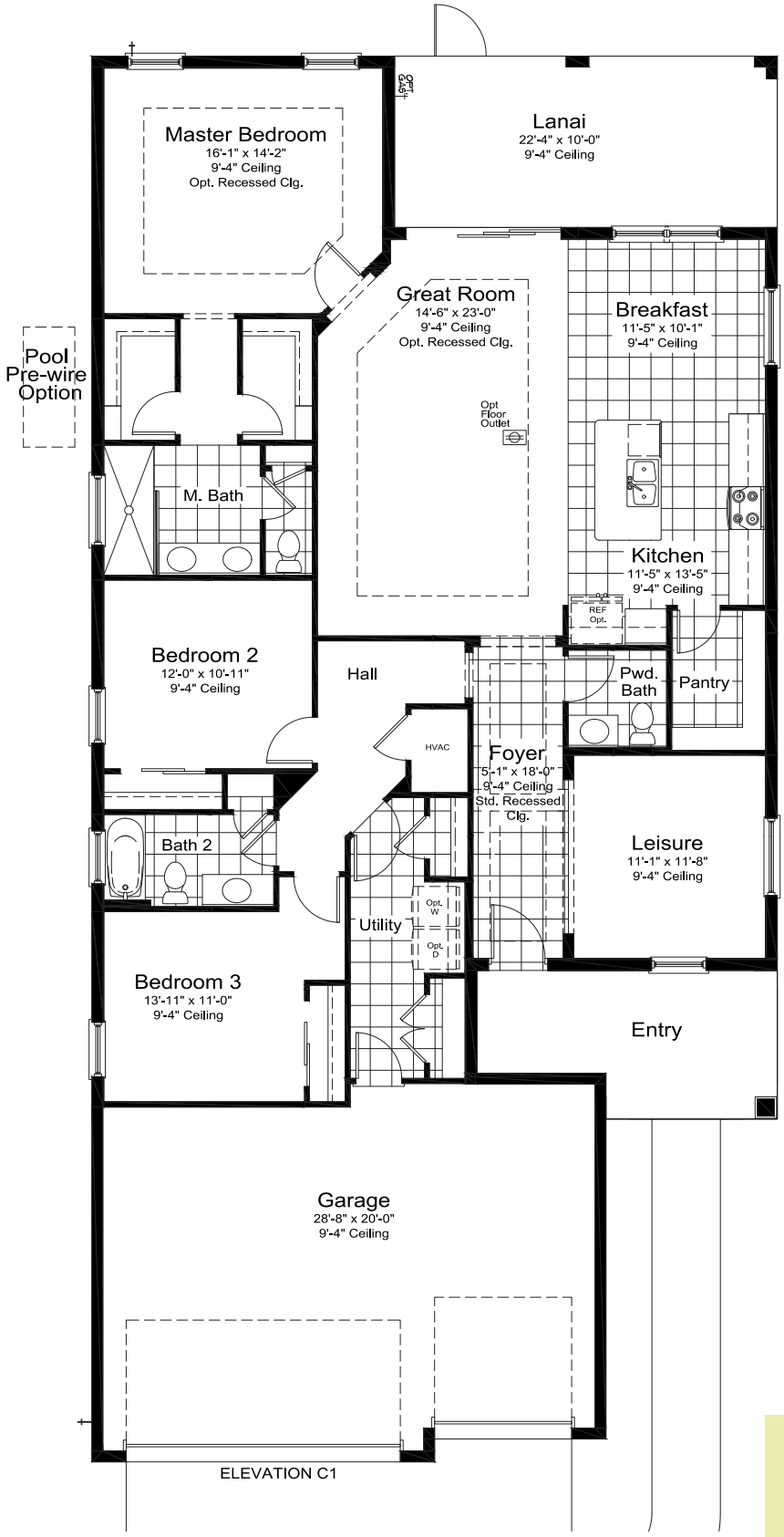
2.5 BATHS

LEISURE ROOM

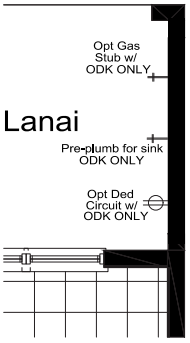
3-CAR GARAGE

NEAL COMMUNITIES

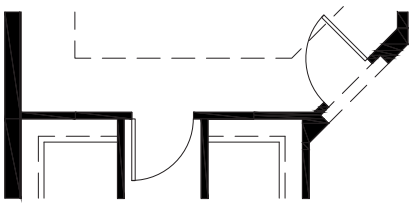
Where You Live Matters



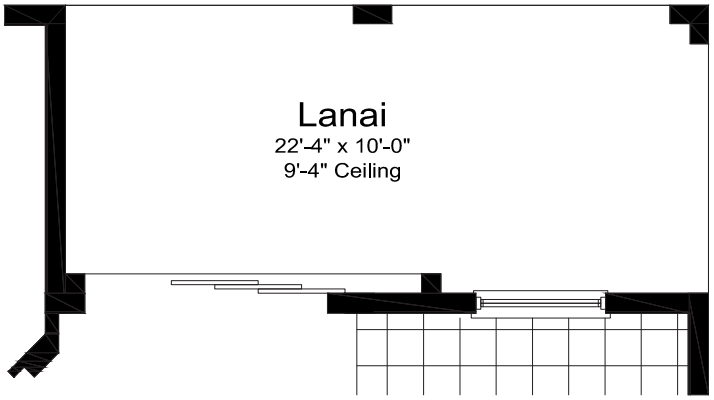
ELEVATION BW1, CI & FH1	
LIVING	2079 SF
GARAGE	633 SF
LANAI	223 SF
ENTRY	132 SF
TOTAL AREA	**3067 SF**



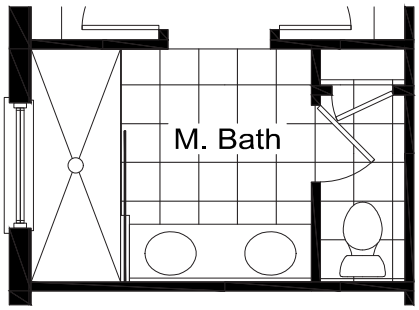
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



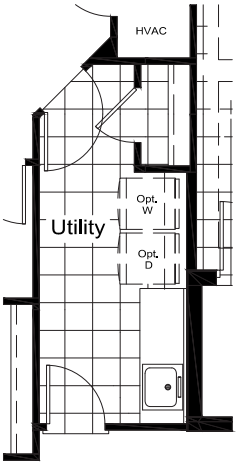
Opt Master Bath Door



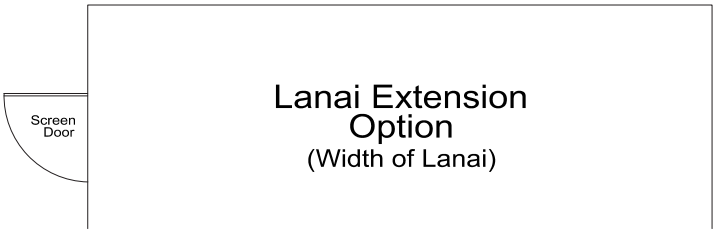
Opt Pocket Sliding Glass Door in Great Room w/ Single Window in Breakfast

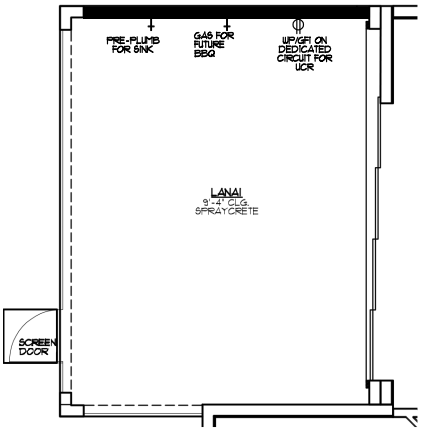


Master Bath Full Glass Shwr Encl Option

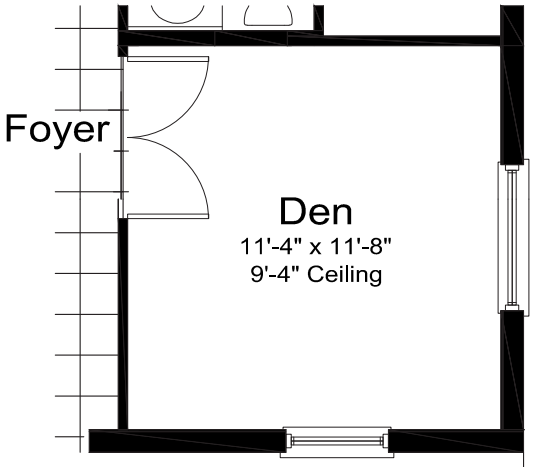


Laundry Tub Option





Extended Covered Lanai Option



Opt Den ilo Leisure

ELEVATION BW1, CI & FH1	
LIVING	2079 SF
GARAGE	633 SF
LANAI	223 SF
ENTRY	132 SF
TOTAL AREA	**3067 SF**

CELEBRATION HOME SERIES

Kingston SOUTH











Triumph

2332 SQ FT

4 BEDROOMS

3 BATHS

GUEST SUITE

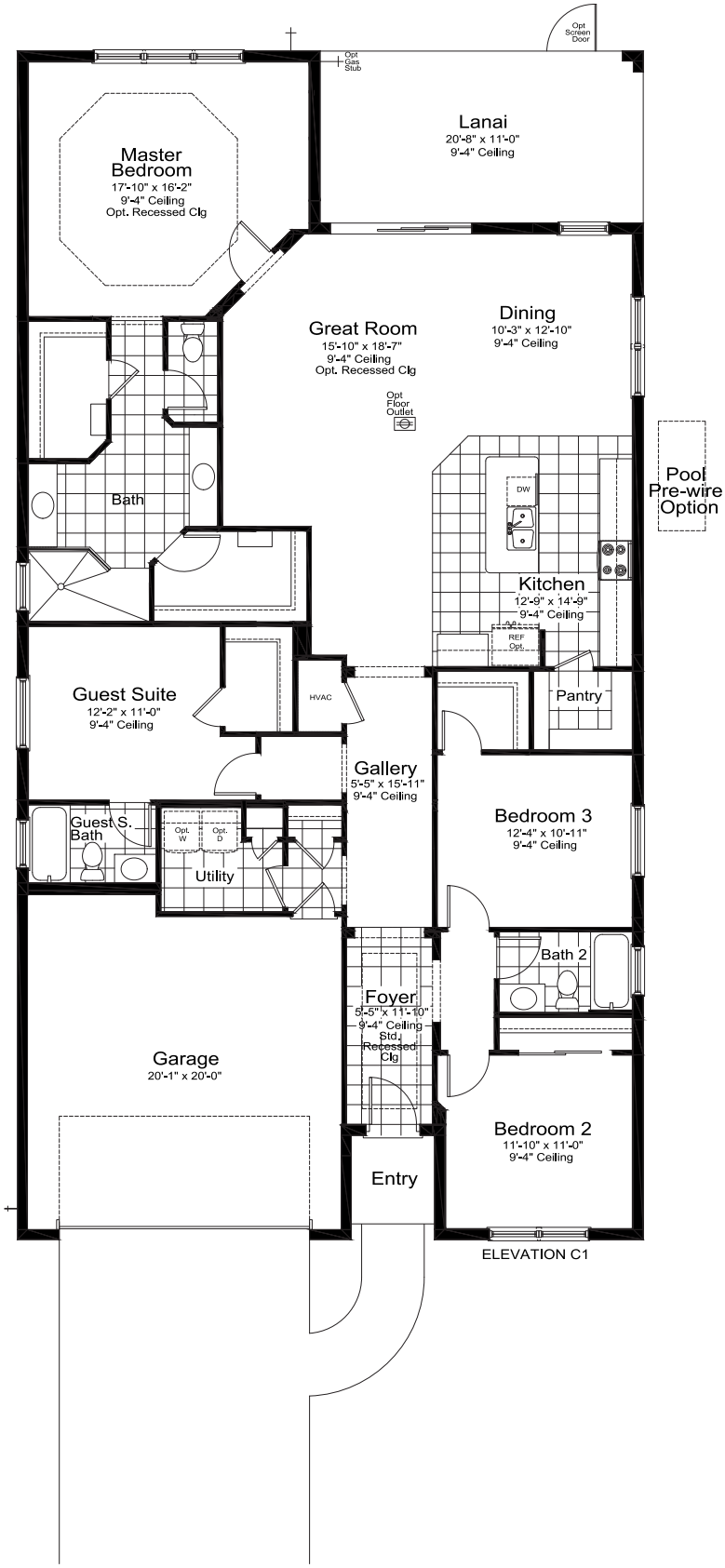
2-CAR GARAGE

NEAL COMMUNITIES

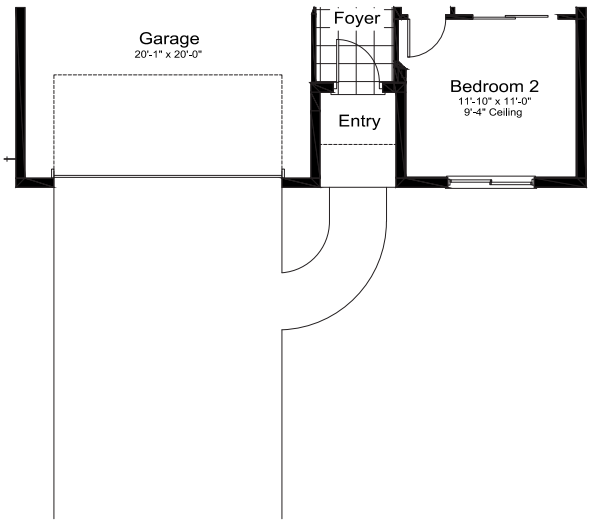
Where You Live Matters

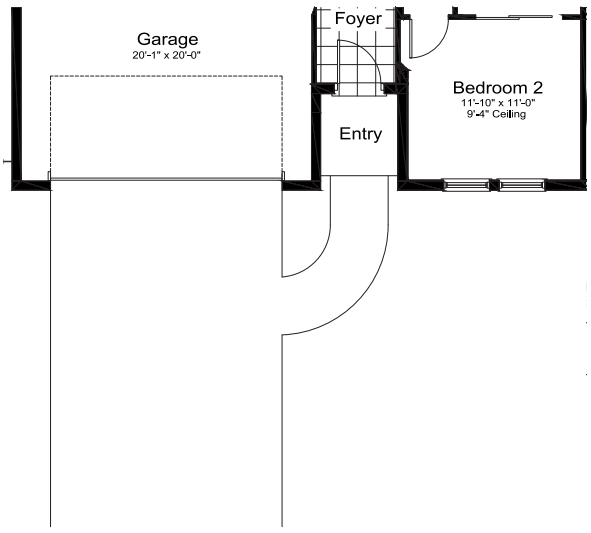
ELEVATION BW1

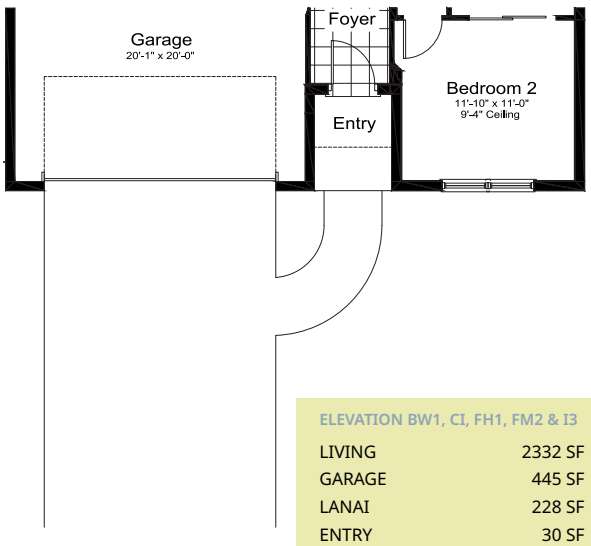
Triumph



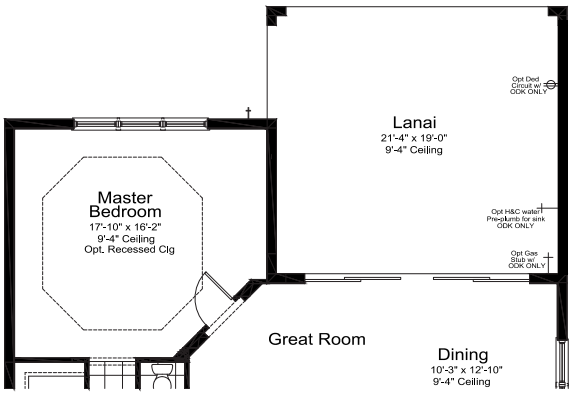
ELEVATION C1







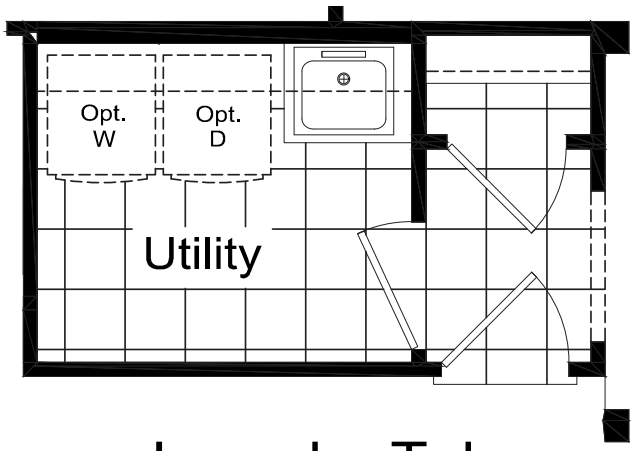
ELEVATION BW1, CI, FH1, FM2 & I3	
LIVING	2332 SF
GARAGE	445 SF
LANAI	228 SF
ENTRY	30 SF
TOTAL AREA	**3035 SF**



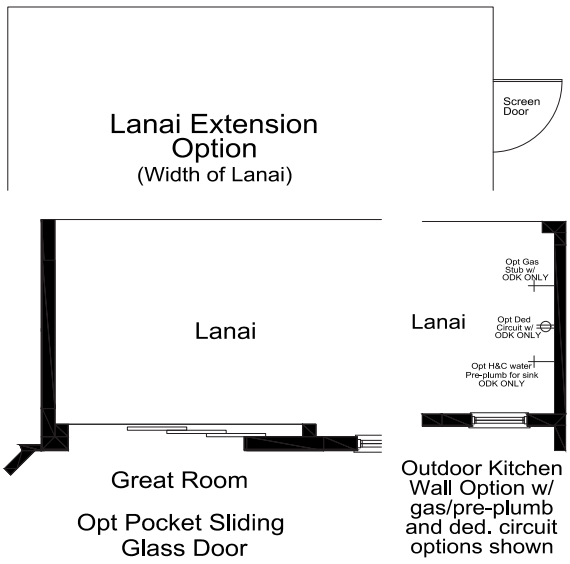
Extended Covered Lanai w/ Outdoor Kitchen Wall Package and Center Opening Sliding Glass Door

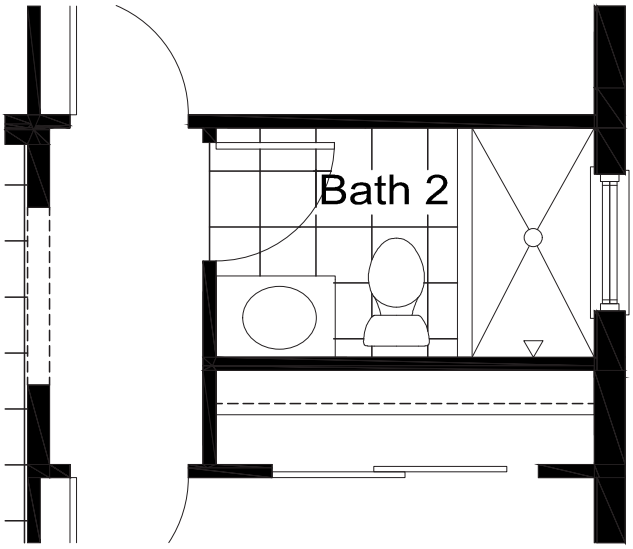
Only available in the Kingston Community

LANAI 398 S.F.

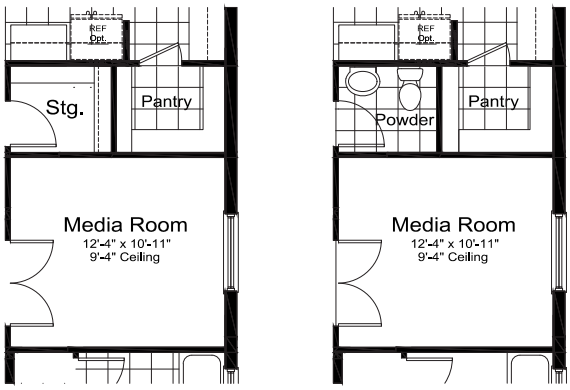


Laundry Tub Option





Bath 2 Shower Option



Opt Media Room w/ Stg ILO Bedroom 3

Opt Media Room w/ Powder Bath ILO Bedroom 3

ELEVATION BW1, CI, FH1, FM2 & I3	
LIVING	2332 SF
GARAGE	445 SF
LANAI	228 SF
ENTRY	30 SF
TOTAL AREA	**3035 SF**

CELEBRATION HOME SERIES

Kingston SOUTH







Lighthouse

2601 SQ FT

4 BEDROOMS

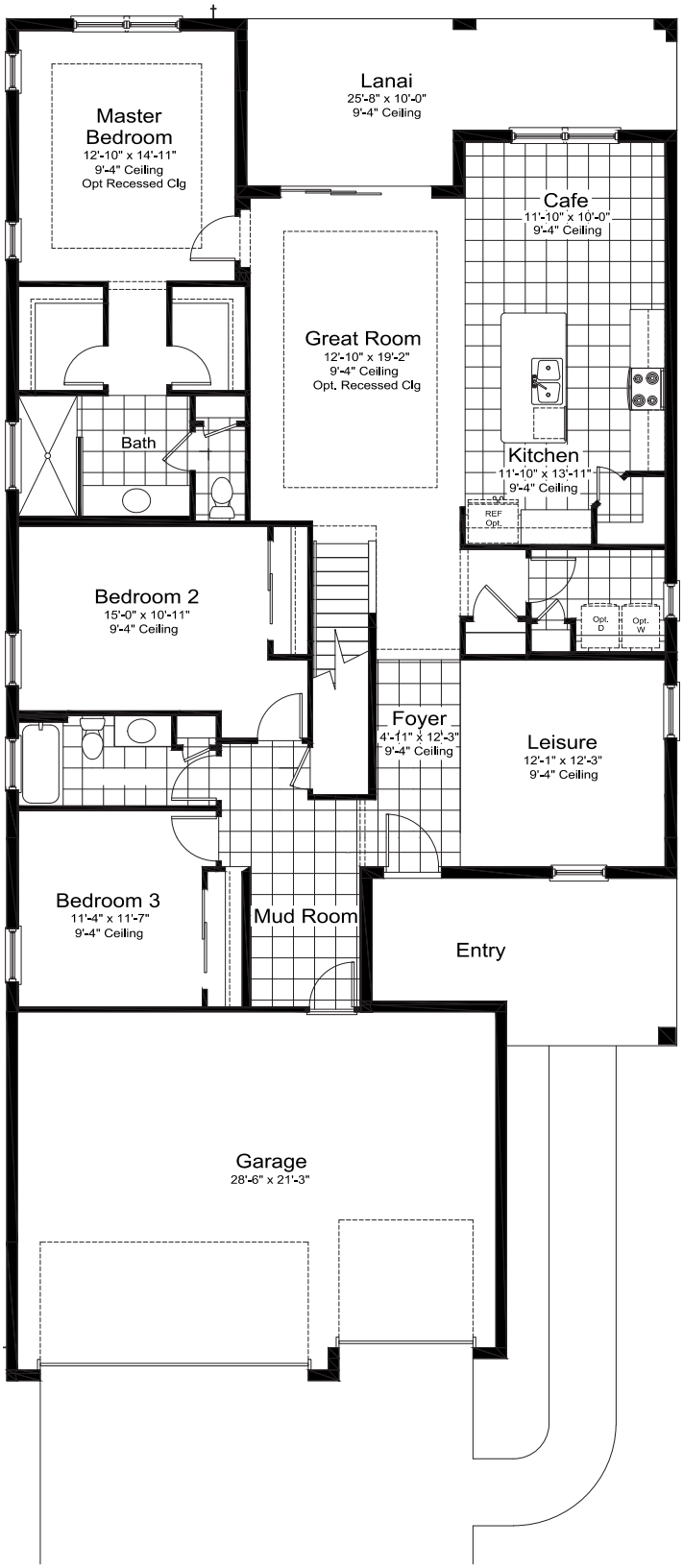
3 BATHS

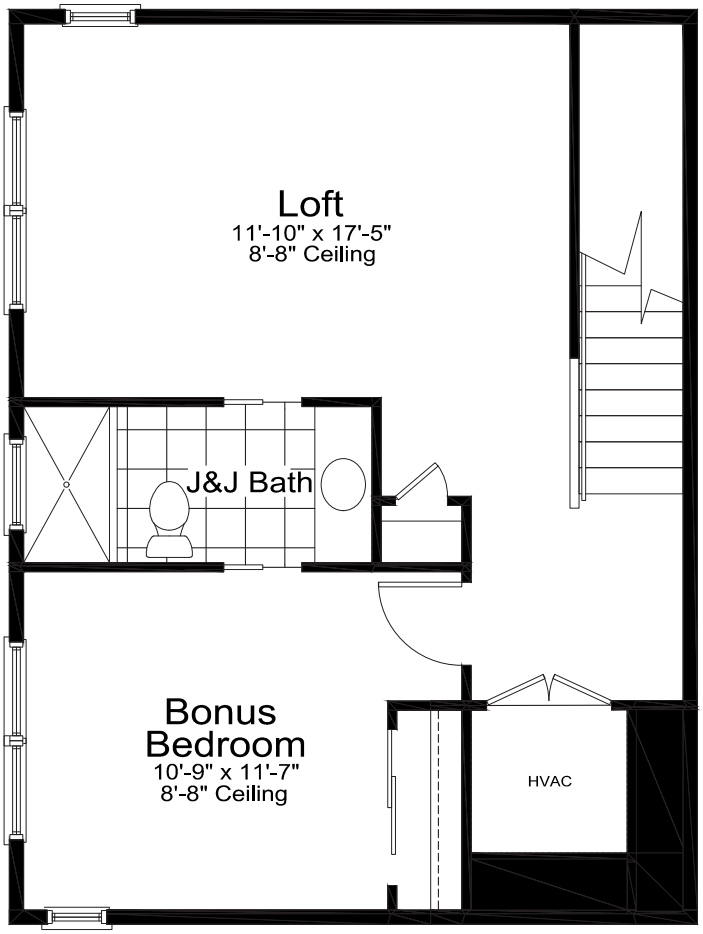
LEISURE ROOM

LOFT

3-CAR GARAGE

NEAL COMMUNITIES
Where You Live Matters

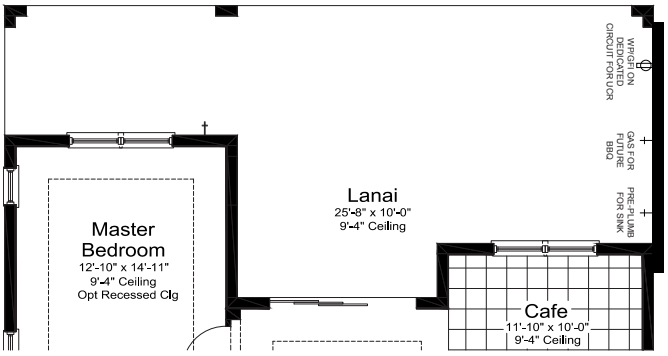




2nd Floor Floor Plan

2ND FLOOR	587 S.F.

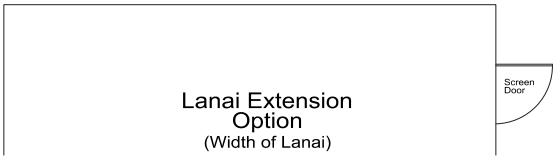
ELEVATION BW1, C1, & FH1	
LIVING	2601 SF
GARAGE	649 SF
LANAI	212 SF
ENTRY	160 SF
TOTAL AREA	**3622 SF**

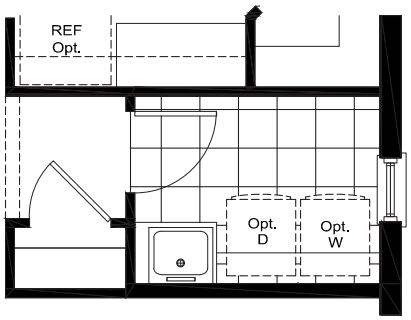


Extended Covered Lanai w/
Outdoor Kitchen Wall Package

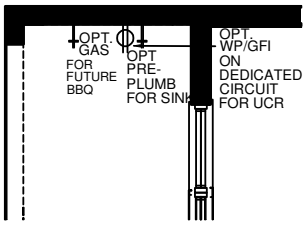
**Only available in the
Kingston Community**

LANAI	532 S.F.





Laundry Tub
Option

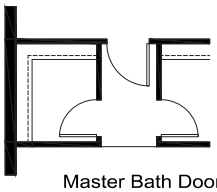


OPT WALL FOR ODK

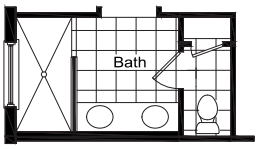
SCALE: 1/4" = 1'-0"

PLEODKNR1B

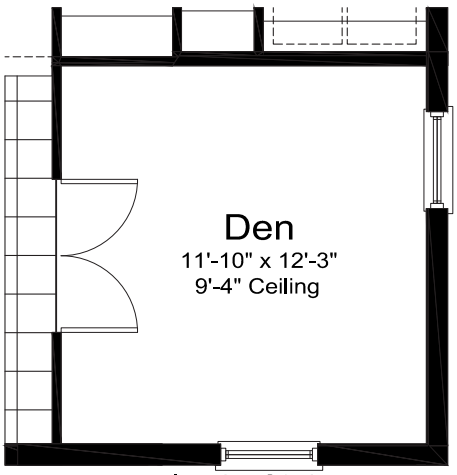
NOTE:
OPT ODK SINK & OPT ODK UCR
CANNOT BOTH BE PURCHASED
TOGETHER



Master Bath Door
Option

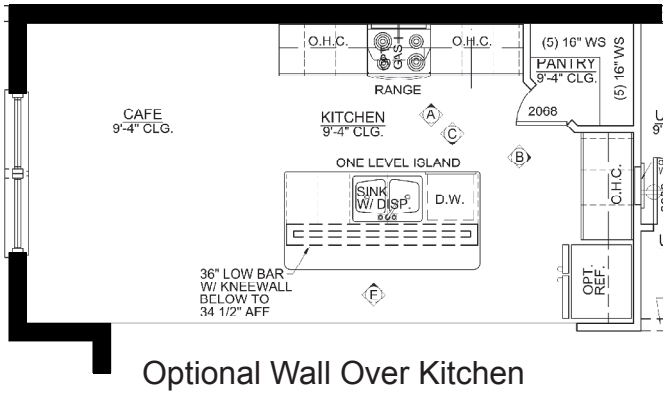


Master Bath
Double Sink Option



elevation C1 shown,
windows vary per elevation

Den ILO Leisure
Option



Optional Wall Over Kitchen

ELEVATION BW1, C1, & FH1	
LIVING	2601 SF
GARAGE	649 SF
LANAI	212 SF
ENTRY	160 SF
TOTAL AREA	**3622 SF**

CELEBRATION HOME SERIES

Kingston SOUTH









Bright Star 2

3237 SQ FT

4 BEDROOMS

3 BATHS

LEISURE ROOM

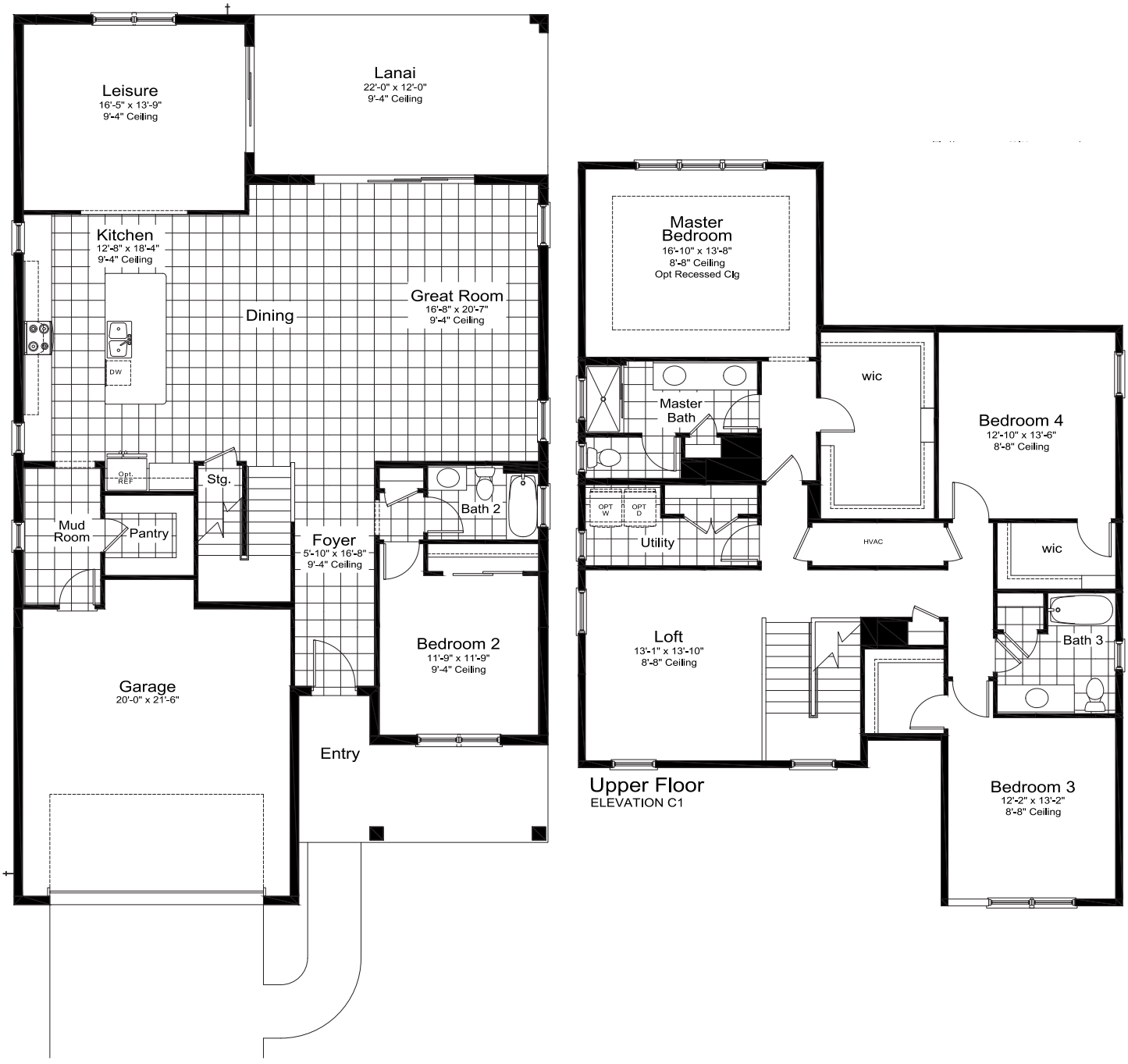
LOFT

2-CAR GARAGE

NEAL COMMUNITIES

Where You Live Matters

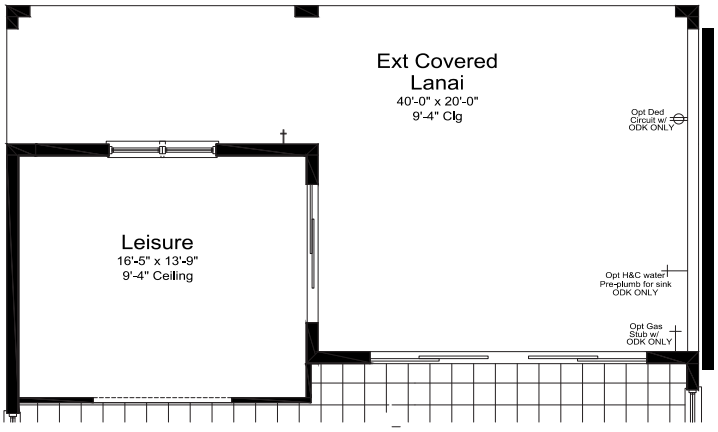
ELEVATION BW1



ELEVATION BW1, C1, FH1 & I2	
LIVING	3237 SF
GARAGE	483 SF
LANAI	264 SF
ENTRY	158 SF
TOTAL AREA	**4142 SF**

ELEVATION BW1

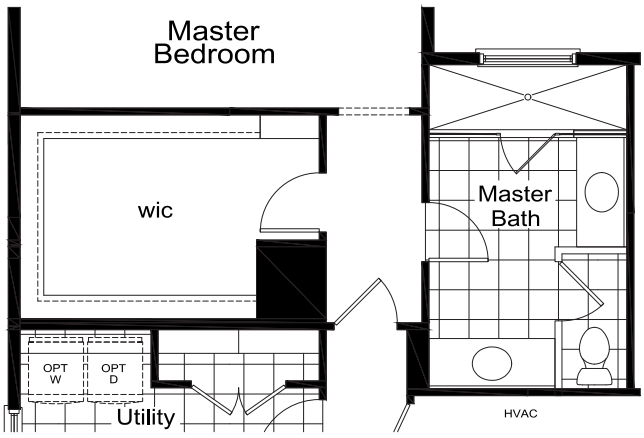
Bright Star 2



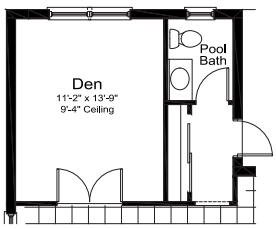
Extended Covered Lanai w/ Outdoor Kitchen Wall Package and Center Opening Sliding Glass Door

Only available in the Kingston Community

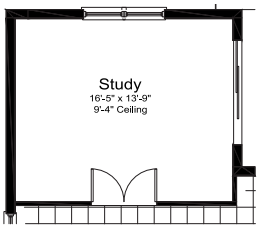
LANAI	584 S.F.



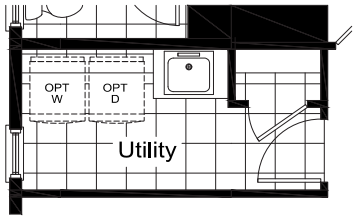
Opt Master Bath



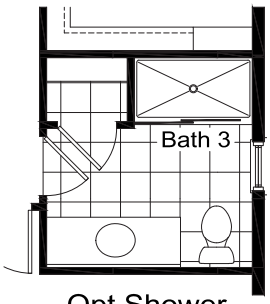
Opt Den w/ Pool Bath ilo Leisure



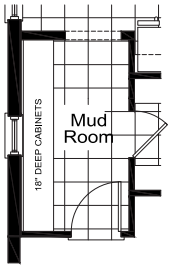
Opt Study ilo Leisure



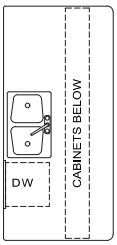
Laundry Tub Option



Opt Shower ILO Tub (Bath 3)



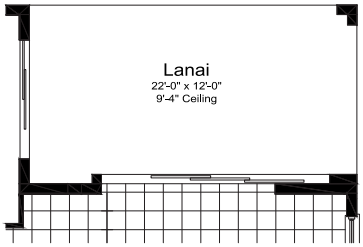
Opt Mud Room Cabinets



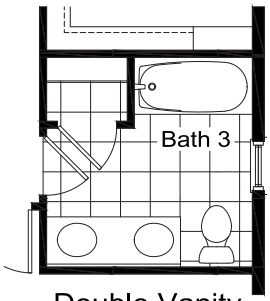
Kitchen Island w opt cabinets



Outdoor Kitchen Wall Option



Opt Pocket Sliding Glass Door



Double Vanity Option (Bath 3)

ELEVATION BW1, C1, FH1 & I2	
LIVING	3237 SF
GARAGE	483 SF
LANAI	264 SF
ENTRY	158 SF
TOTAL AREA	**4142 SF**

CELEBRATION HOME SERIES

Kingston SOUTH







Artistry 2

3494 SQ FT

4 BEDROOMS

3 BATHS

BONUS ROOM

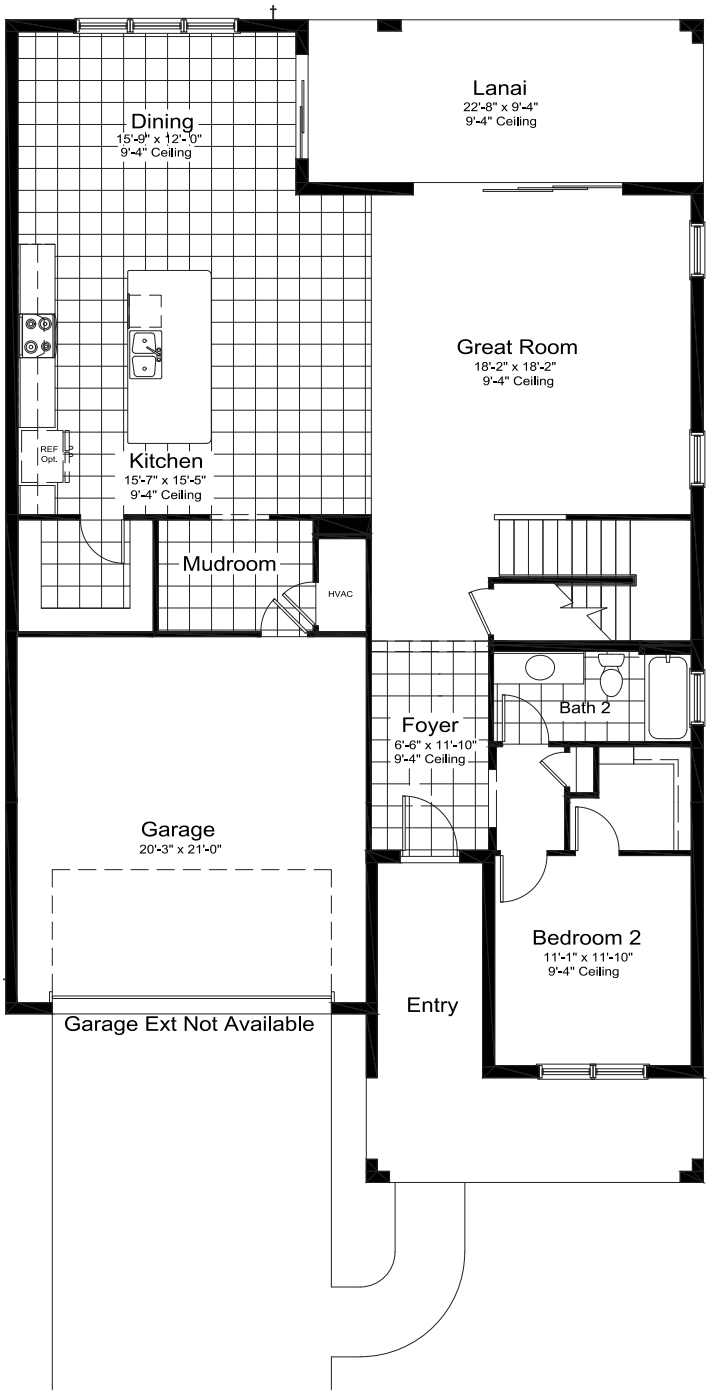
2-CAR GARAGE

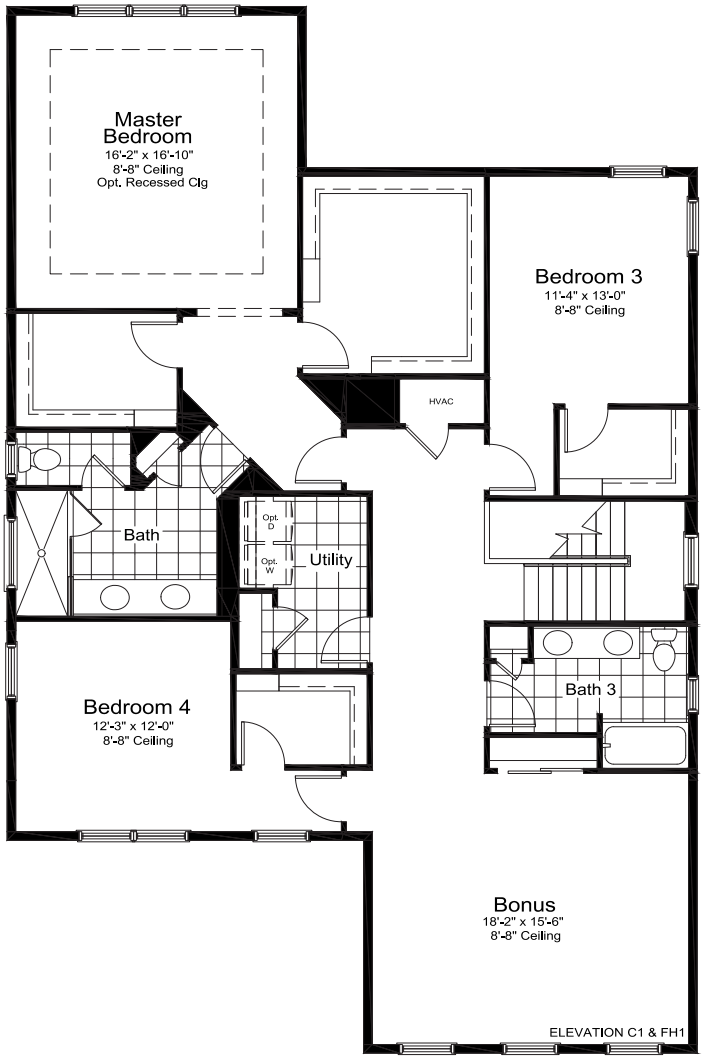
NEAL COMMUNITIES

Where You Live Matters

ELEVATION BW1

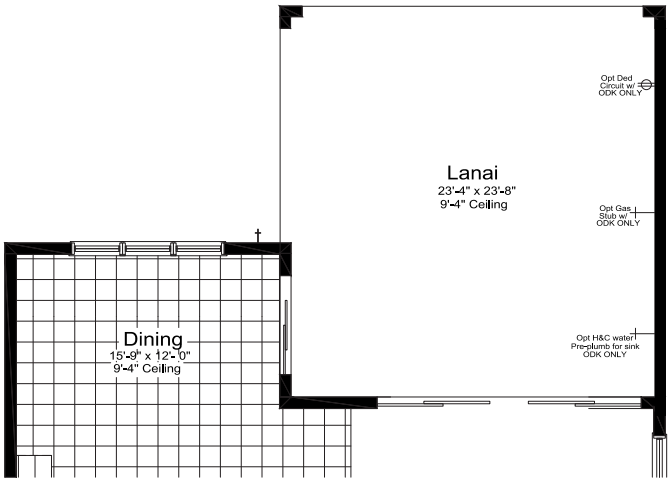
Artistry 2





Upper Floor

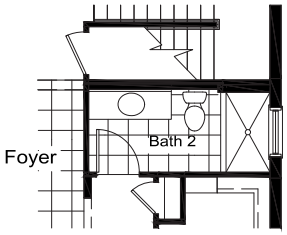
ELEVATION BW1	
LIVING	3494 SF
GARAGE	454 SF
LANAI	212 SF
ENTRY	77 SF
TOTAL AREA	**4229 SF**



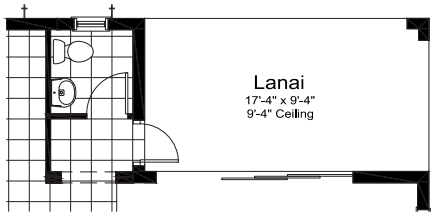
Extended Covered Lanai w/ Outdoor Kitchen Wall Package and Center Opening Sliding Glass Door

Only available in the Kingston Community

LANAI	398 S.F.

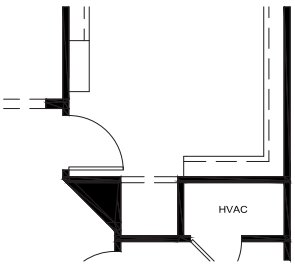


Bath 2 Shower Option

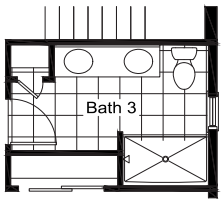


Opt Pool Bath

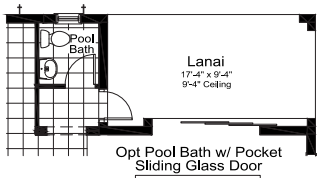
LIVING	3536 S.F.
LANAI	162 S.F.



Master Bedroom Niche Option

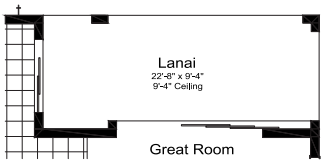


Bath 3 Shower Option



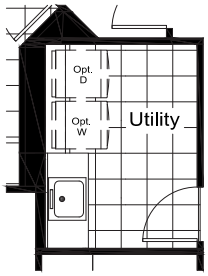
Opt Pool Bath w/ Pocket Sliding Glass Door

LIVING	3543 S.F.
LANAI	162 S.F.

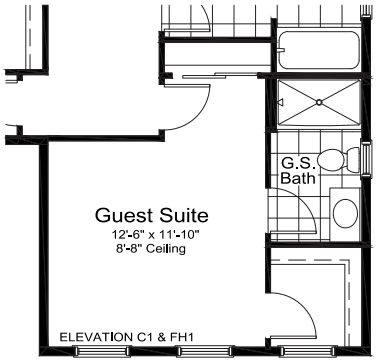


Great Room

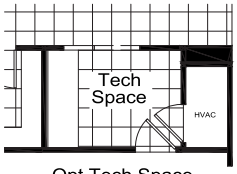
Opt Pocket Sliding Glass Door



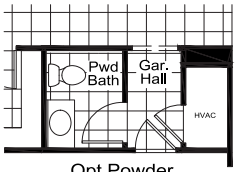
Laundry Tub Option



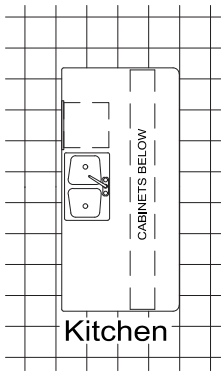
Opt Guest Suite ilo Bonus Room



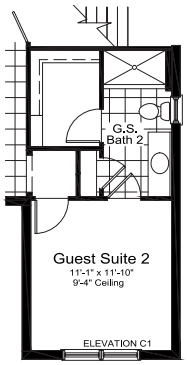
Opt Tech Space ilo Mudroom



Opt Powder Room



Kitchen Island w opt cabinets



Opt Guest 2 Suite ilo Bed 2/ Bath 2

(Must Select Opt Pwd Bath with this Opt)

ELEVATION BW1	
LIVING	3494 SF
GARAGE	454 SF
LANAI	212 SF
ENTRY	77 SF
TOTAL AREA	**4229 SF**

CELEBRATION HOME SERIES

Kingston SOUTH









Silver Breeze

3513 SQ FT

4 BEDROOMS

3.5 BATHS

LEISURE ROOM

CLUB ROOM

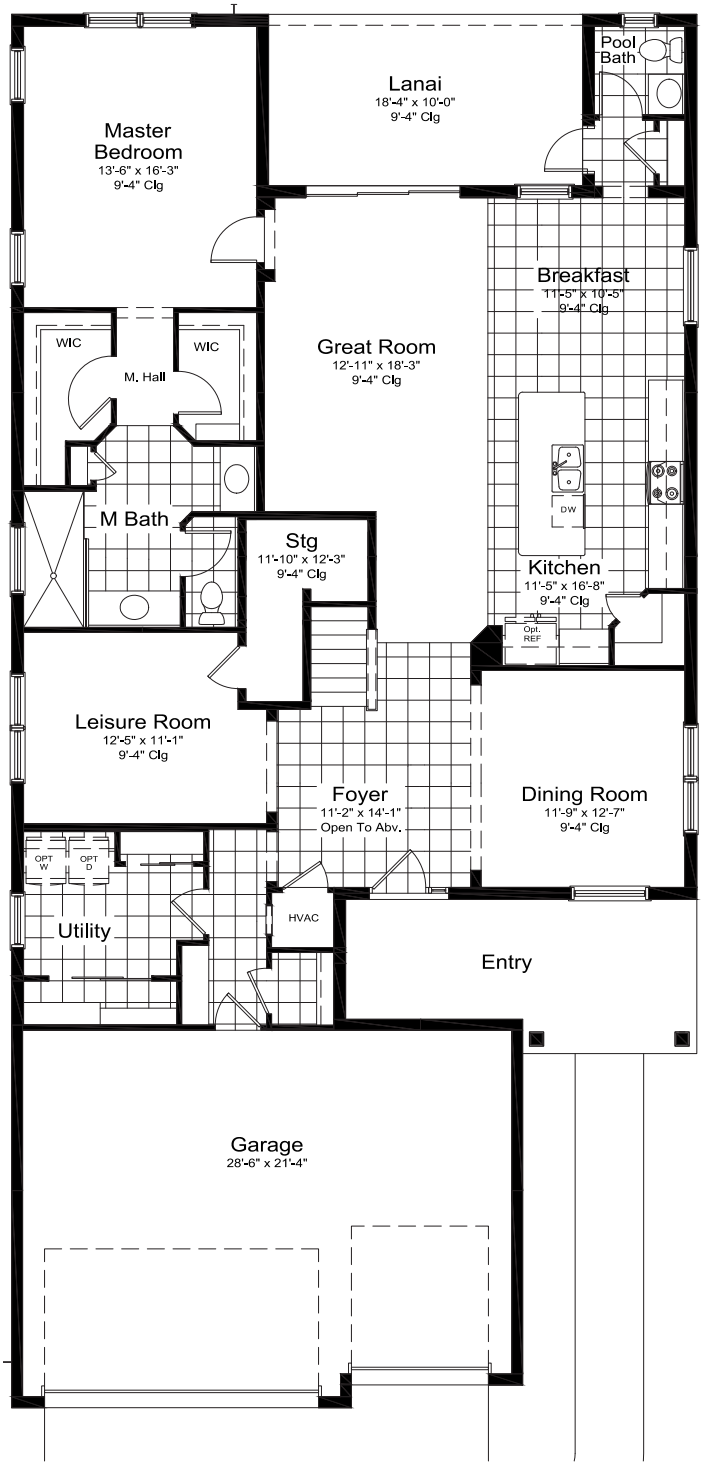
3-CAR GARAGE

NEAL COMMUNITIES

Where You Live Matters

ELEVATION BW1

Silver Breeze





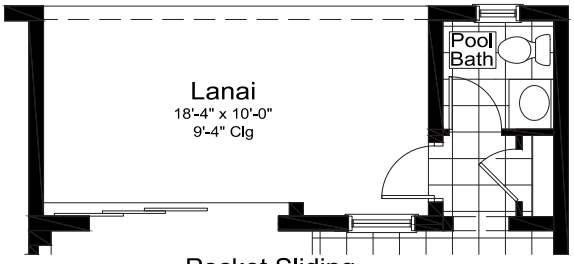
ELEVATION C1

Upper Floor

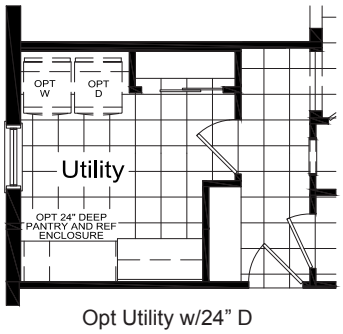
ELEVATION BW1, C1, FH1 & I1	
LIVING	3513 SF
GARAGE	650 SF
LANAI	183 SF
ENTRY	164 SF
TOTAL AREA	**4510 SF**

ELEVATION BW1

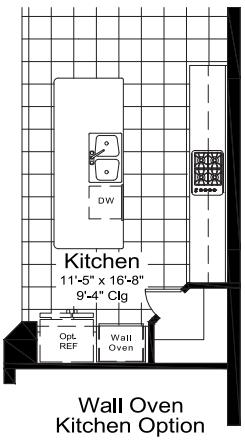
Silver Breeze



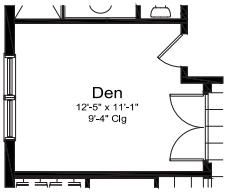
Pocket Sliding Glass Door Option



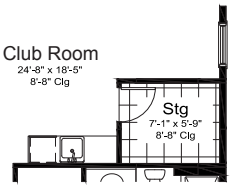
Opt Utility w/24" D Pantry + Ref Encl



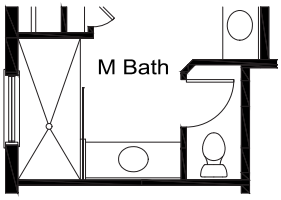
Wall Oven Kitchen Option



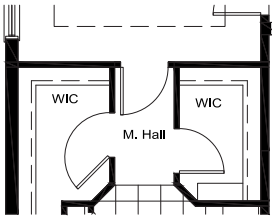
Optional Den ilo Leisure



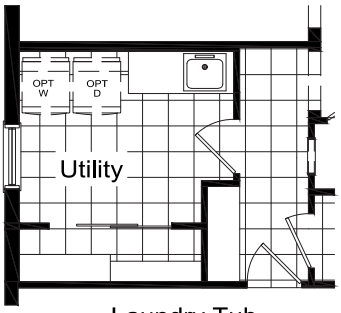
Wet Bar Option



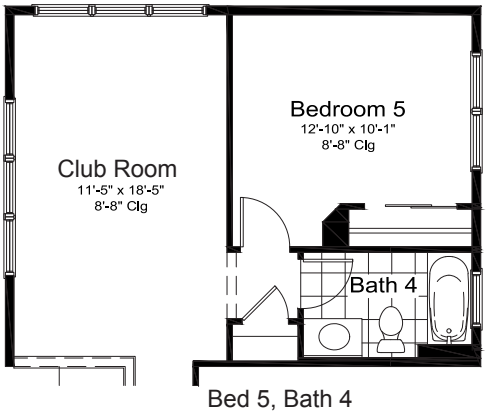
Master Bath Full Glass Shwr Encl Option



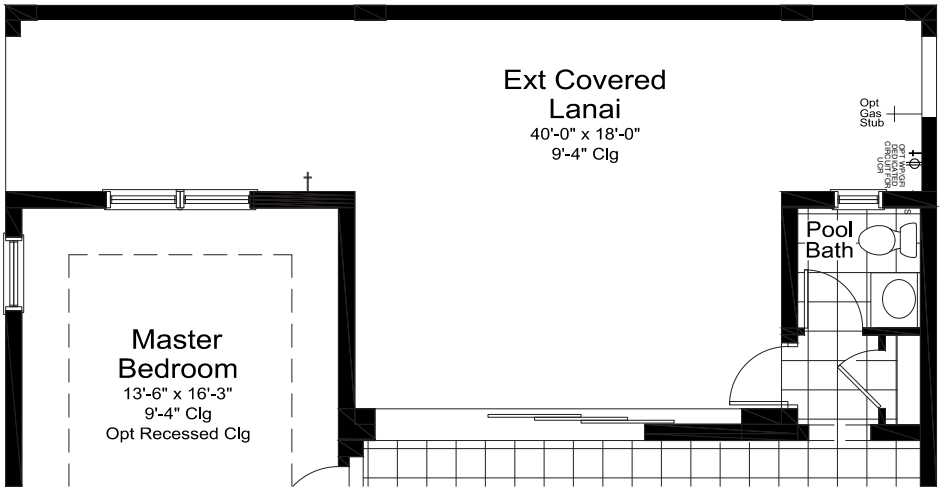
Master Bath Door Option

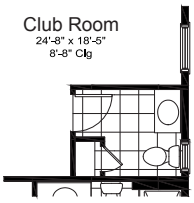


Laundry Tub Option

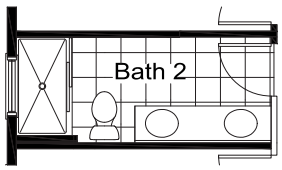


Bed 5, Bath 4 w/ Club Option





Pwd ilo Stg. Option



Bath 2 Double Sink w/ Shwr Option

Extended Covered Lanai w/ Pkt Sgd Option

Only available in the Kingston Community

LANAI	459 S.F.

NOTE: OPT DED CIRCUIT AND OPT PRE-PLUMB ARE SOLD SEPARATELY AND CANNOT BE PURCHASED TOGETHER

ELEVATION BW1, C1, FH1 & I1	
LIVING	3513 SF
GARAGE	650 SF
LANAI	183 SF
ENTRY	164 SF
TOTAL AREA	**4510 SF**