CORAL HOME SERIES

Kingston SOUTH

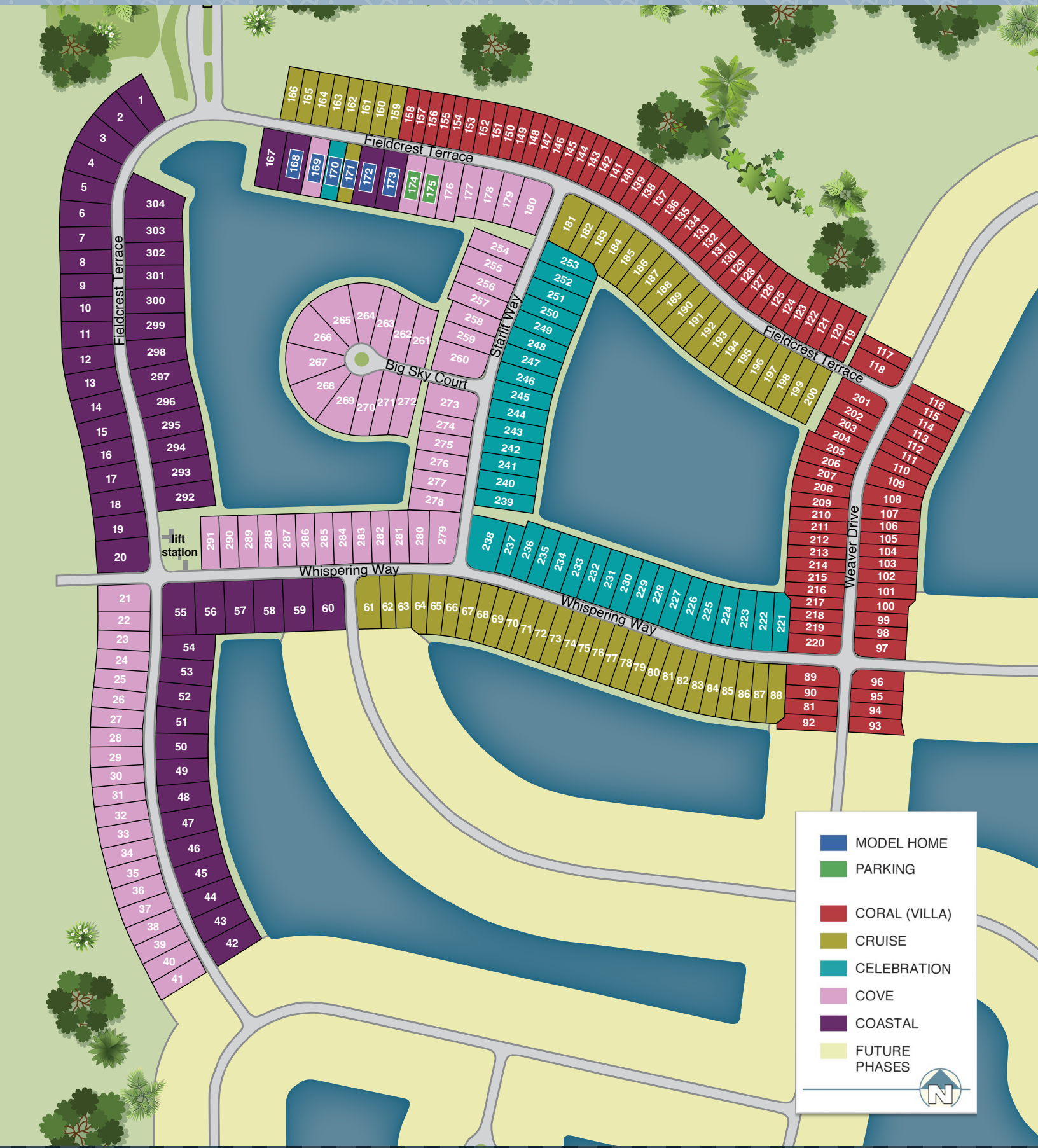


NEAL COMMUNITIES
Where You Live Matters

SINCE 1970 NEAL COMMUNITIES

CORAL HOME SERIES

Kingston SOUTH



CORAL SERIES FEATURES - VILLAS

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 British West Indies and Island elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professionally designed landscape package
- Professional in-house design service
- 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
- Gutters included on fronts 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
- 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

CORAL SERIES FEATURES - VILLAS

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
- 50-gallon gas water heater per plan
- 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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CORAL HOME SERIES

Kingston SOUTH









Crystal Sand 2

1433 SQ FT

2 BEDROOMS

2 BATHS

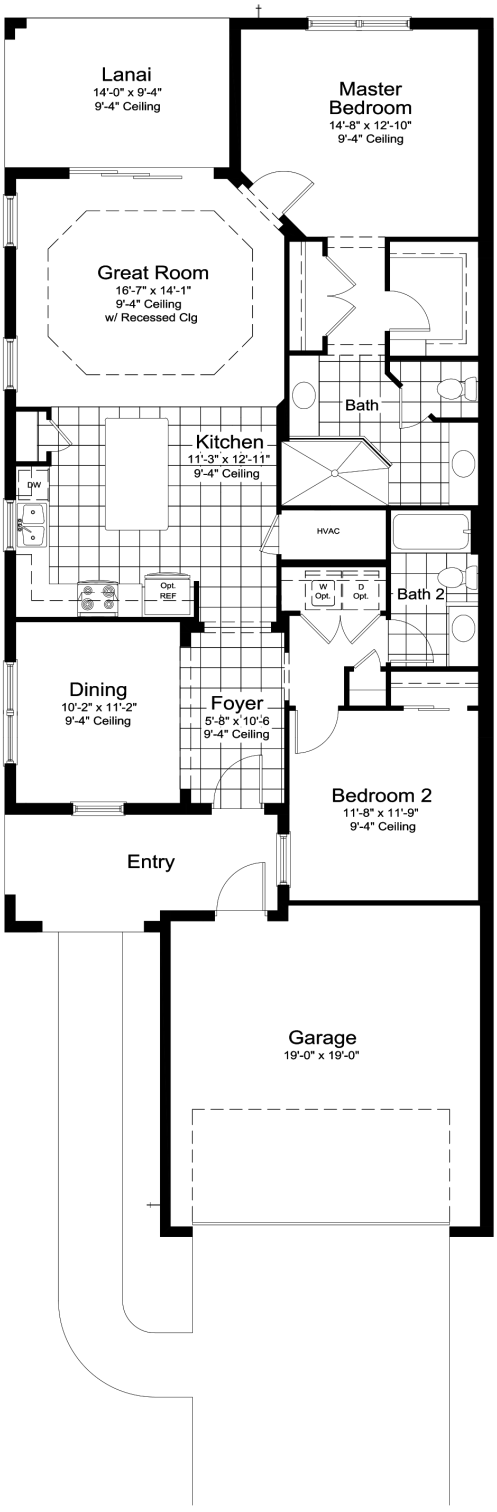
DINING

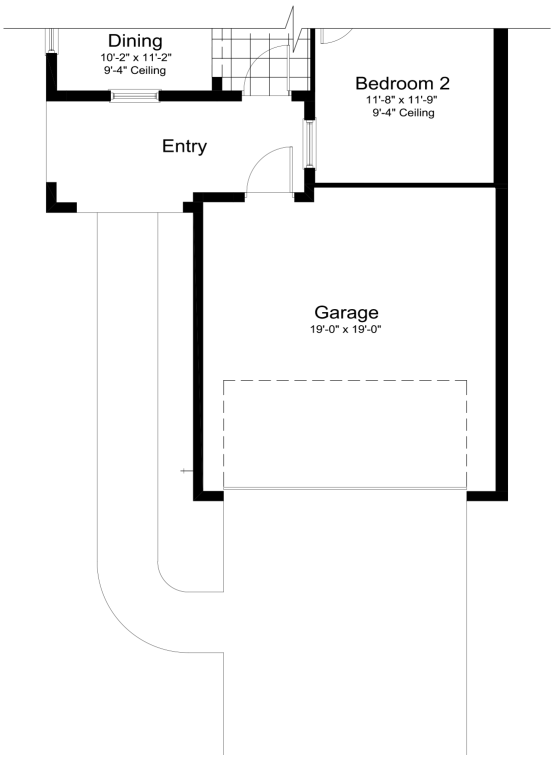
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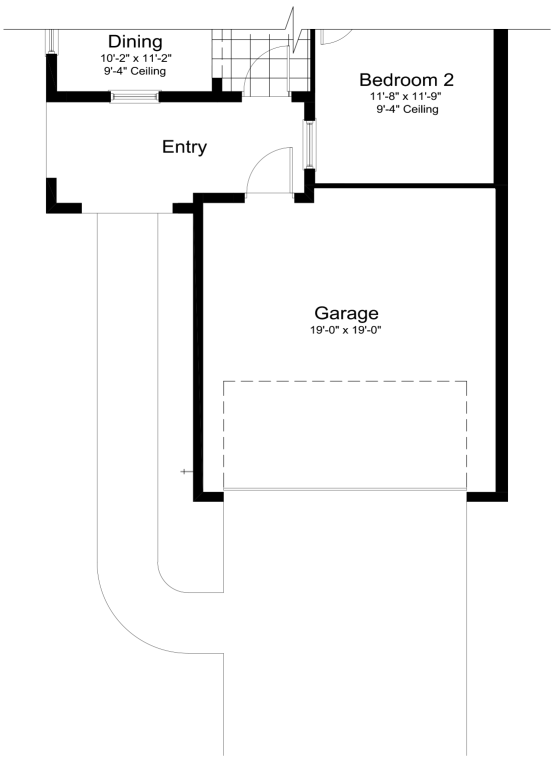
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BW2

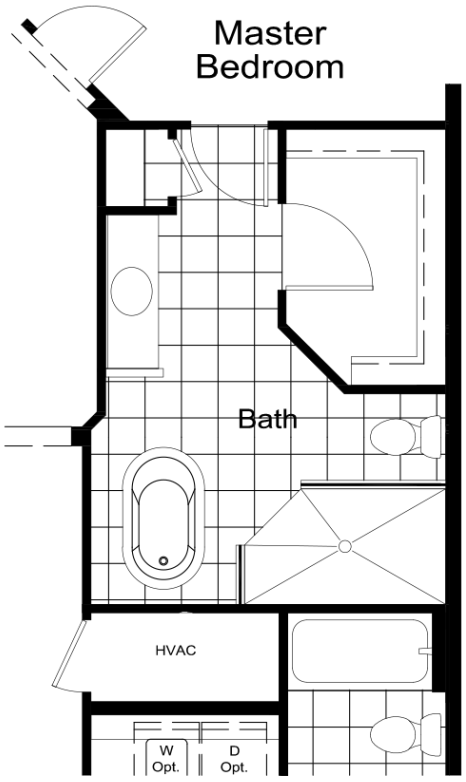
Crystal Sand 2



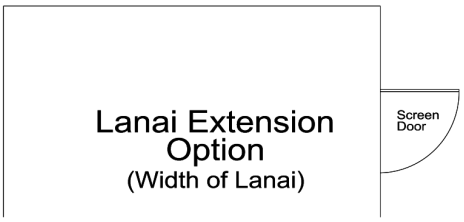


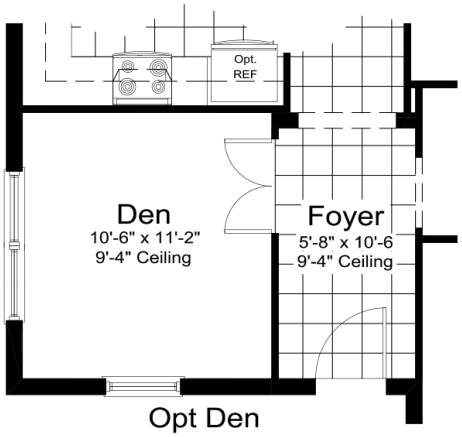


ELEVATION BW2, BW3, I5 & I6	
LIVING	1433 SF
GARAGE	417 SF
LANAI	131 SF
ENTRY	115 SF
TOTAL AREA	**2096 SF**

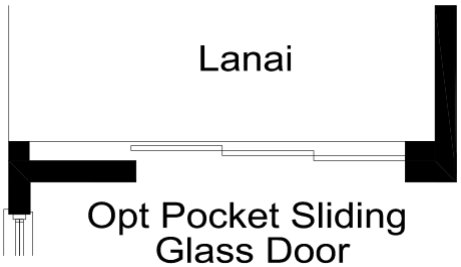


Opt Master Bath
w/ Tub

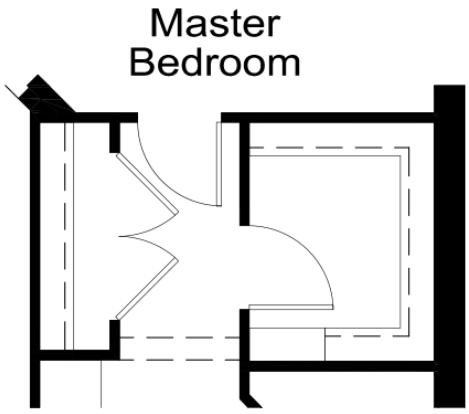




Opt Den
ILO Dining



Opt Pocket Sliding
Glass Door



Opt Master Bath
Door

ELEVATION BW2, BW3, I5 & I6	
LIVING	1433 SF
GARAGE	417 SF
LANAI	131 SF
ENTRY	115 SF
TOTAL AREA	**2096 SF**

CORAL HOME SERIES

Kingston SOUTH









Tidewater 2

1530 SQ FT

2 BEDROOMS

2 BATHS

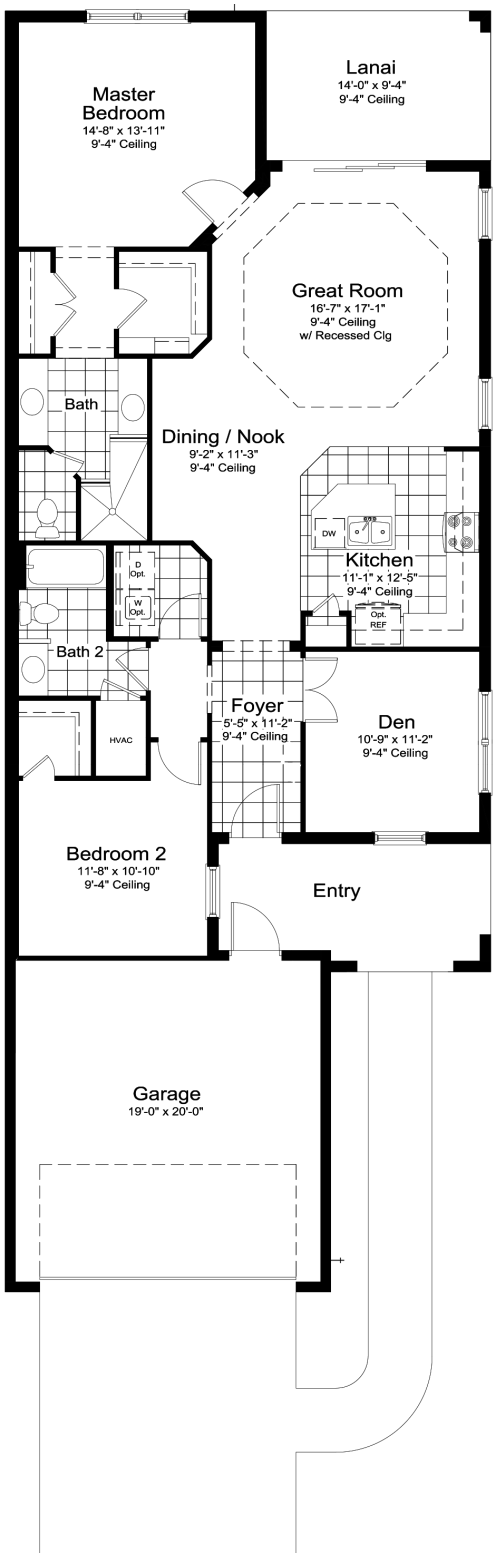
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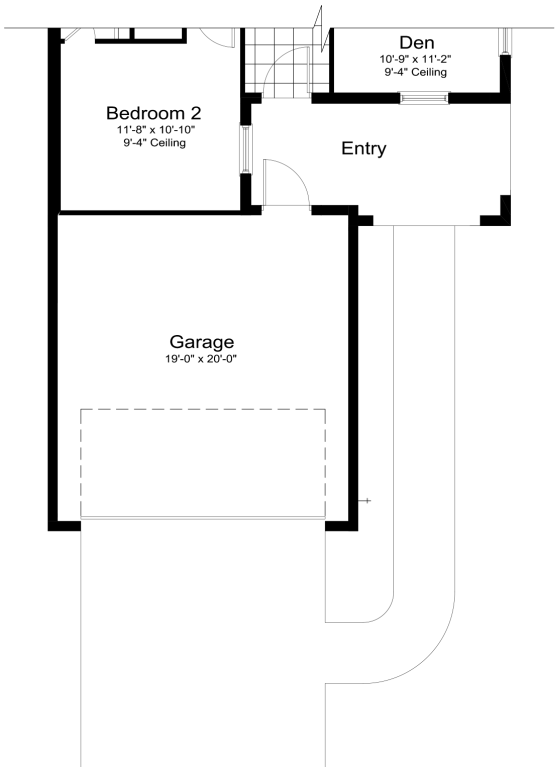
2-CAR GARAGE

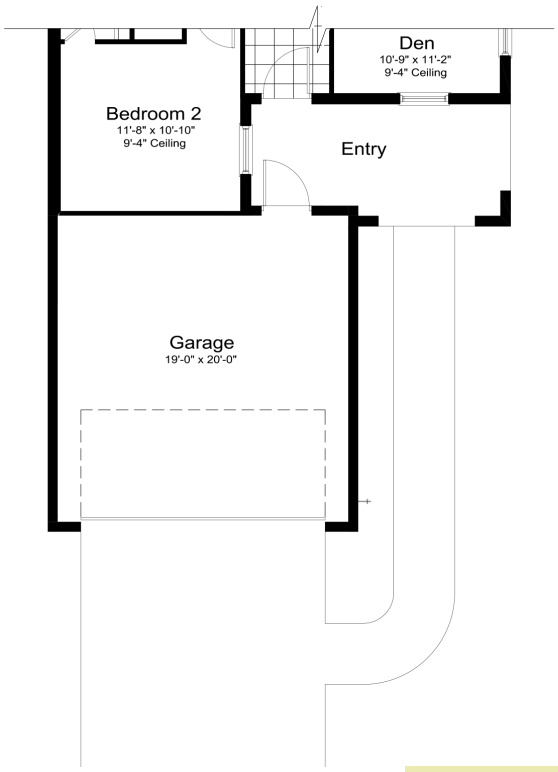
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ELEVATION BW2

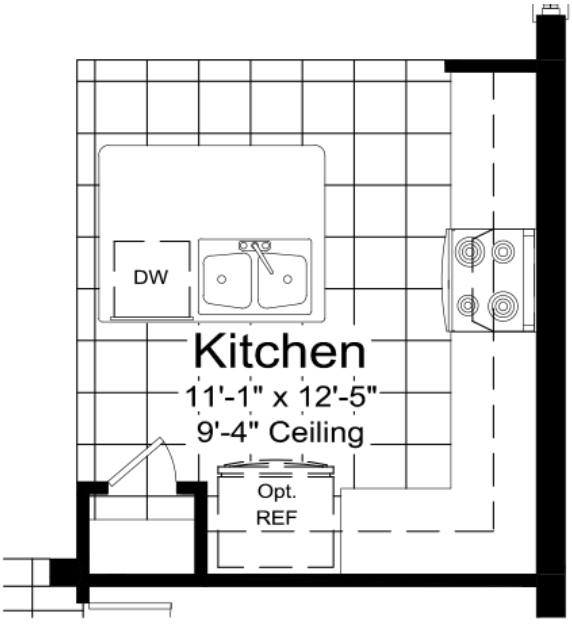
Tidewater 2



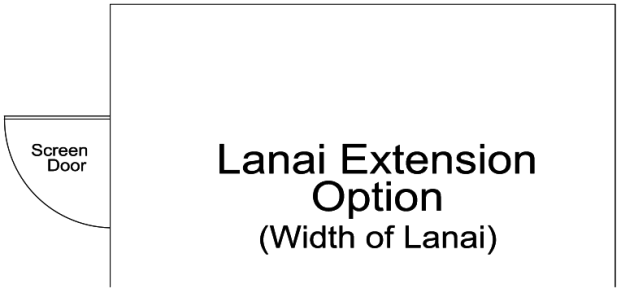


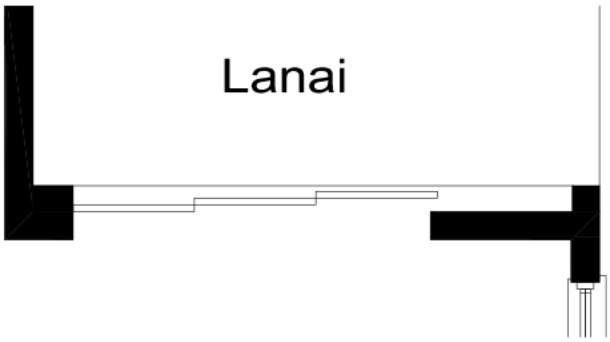


ELEVATION BW2, BW3, I5 & I6	
LIVING	1530 SF
GARAGE	419 SF
LANAI	131 SF
ENTRY	121 SF
TOTAL AREA	**2201 SF**

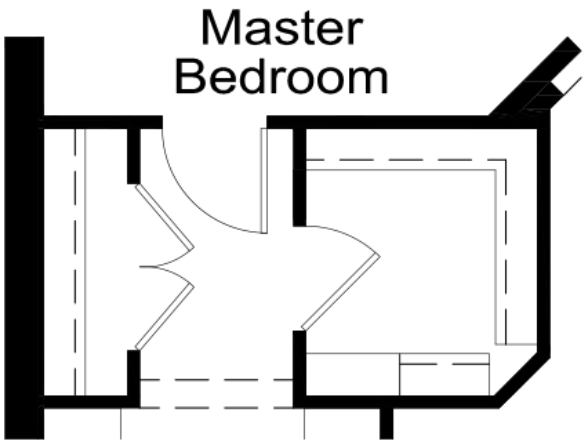


Opt Square Island





Opt Pocket Sliding
Glass Door



Opt Master Bath
Door

ELEVATION BW2, BW3, I5 & I6	
LIVING	1530 SF
GARAGE	419 SF
LANAI	131 SF
ENTRY	121 SF
TOTAL AREA	**2201 SF**

CORAL HOME SERIES

Kingston SOUTH









Tidewater 2B

1530 SQ FT

2 BEDROOMS

2 BATHS

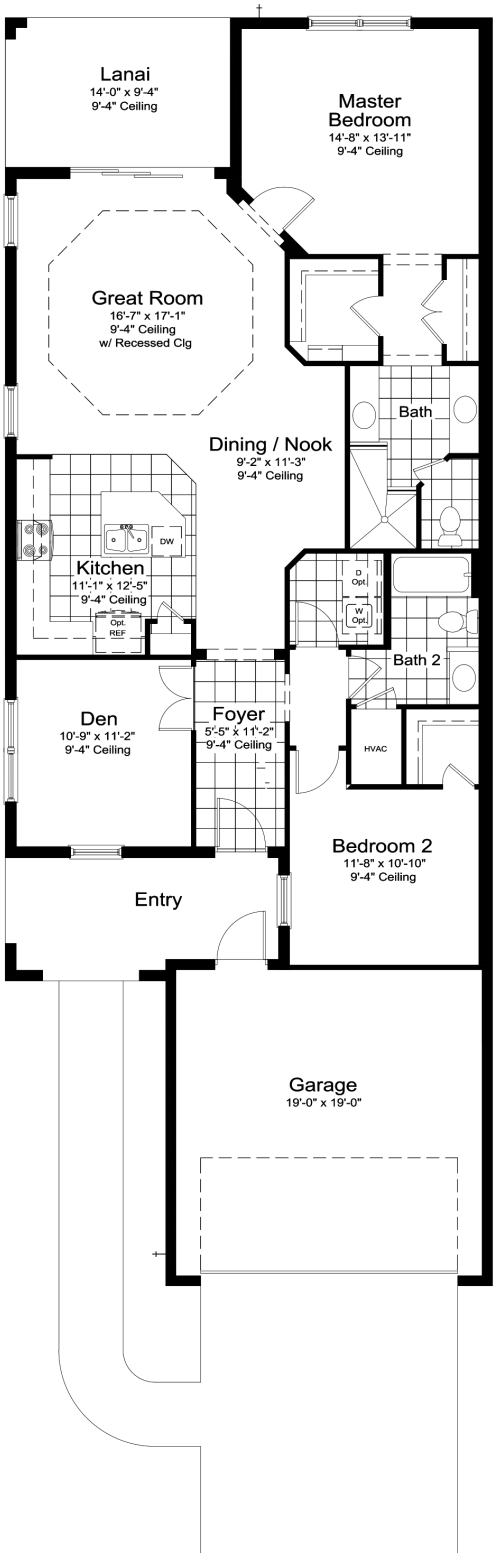
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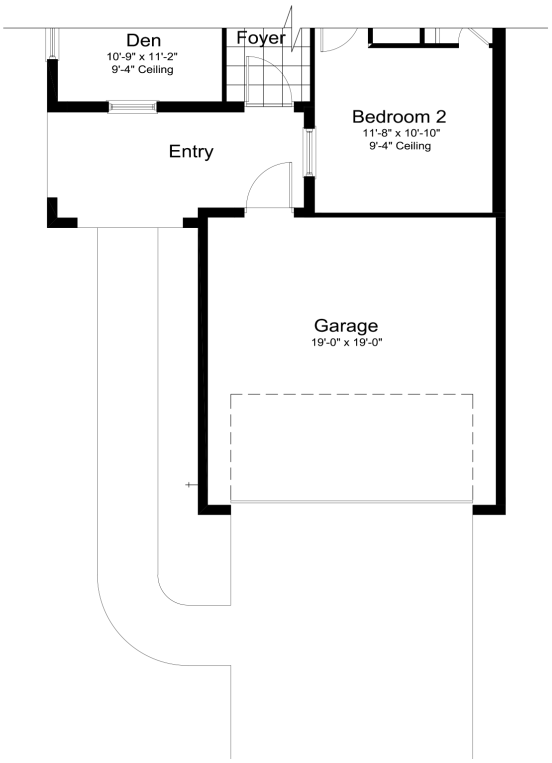
2-CAR GARAGE

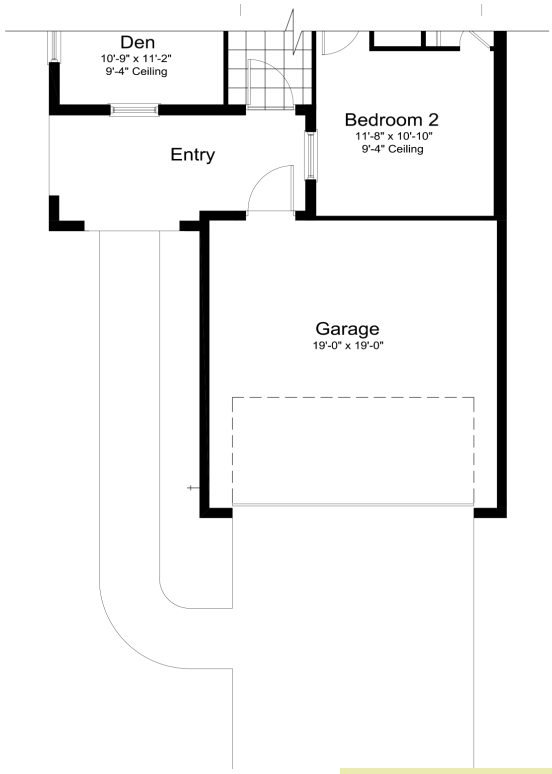
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ELEVATION BW2

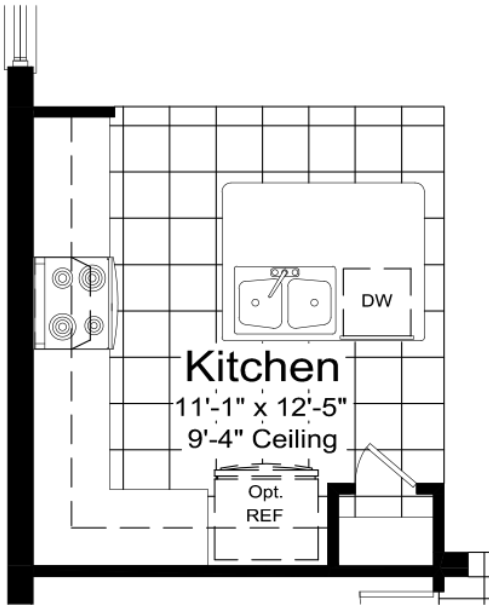
Tidewater 2B



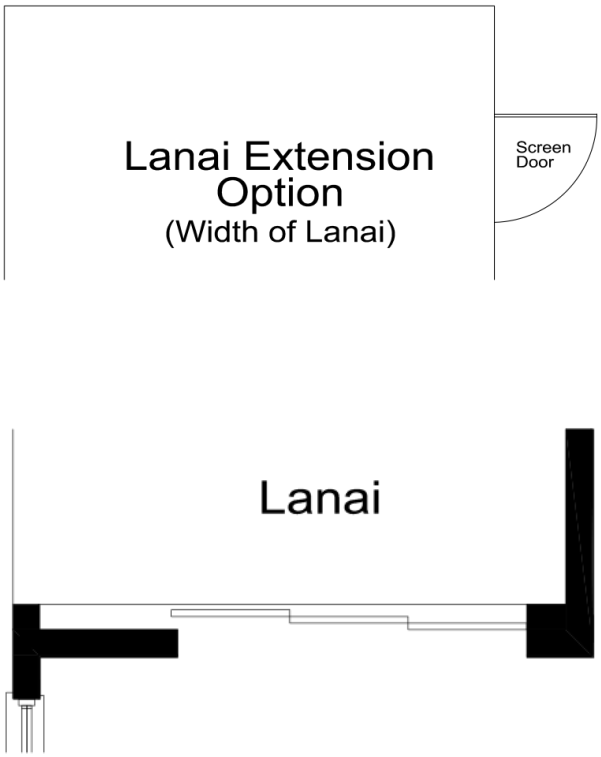




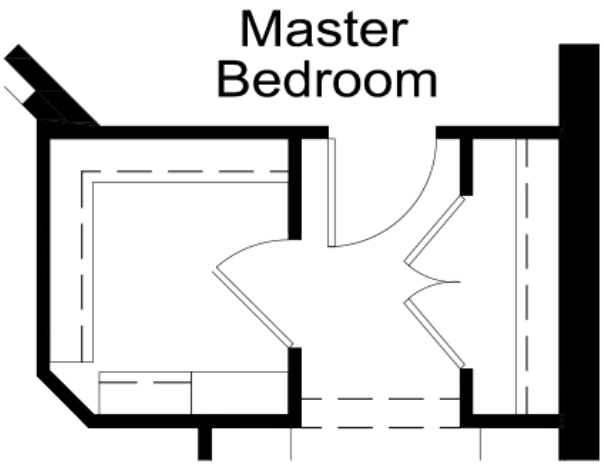
ELEVATION BW2, BW3, I5 & I6	
LIVING	1530 SF
GARAGE	398 SF
LANAI	131 SF
ENTRY	121 SF
TOTAL AREA	**2180 SF**



Opt Square Island



Opt Pocket Sliding
Glass Door



Opt Master Bath
Door

ELEVATION BW2, BW3, I5 & I6	
LIVING	1530 SF
GARAGE	398 SF
LANAI	131 SF
ENTRY	121 SF
TOTAL AREA	**2180 SF**