CRUISE HOME SERIES

Kingston SOUTH

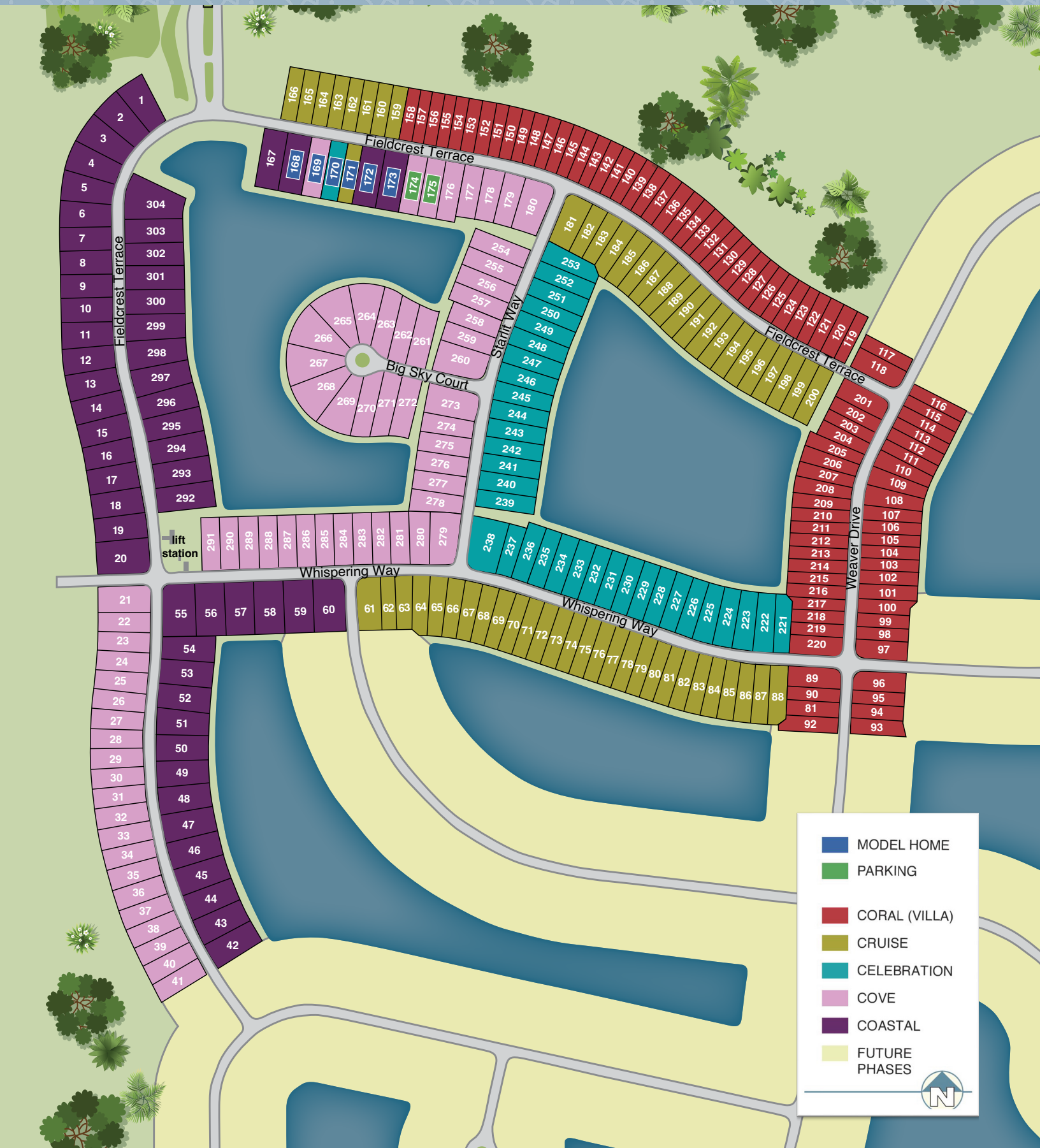


NEAL COMMUNITIES
Where You Live Matters

SINCE 1970 NEAL COMMUNITIES

CRUISE HOME SERIES

Kingston SOUTH



CRUISE SERIES FEATURES - 33’

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, Florida Modern and Island 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

CRUISE SERIES FEATURES - 33’

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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CRUISE HOME SERIES

Kingston SOUTH









Patriot

1682 SQ FT

3 BEDROOMS

2 BATHS

DEN

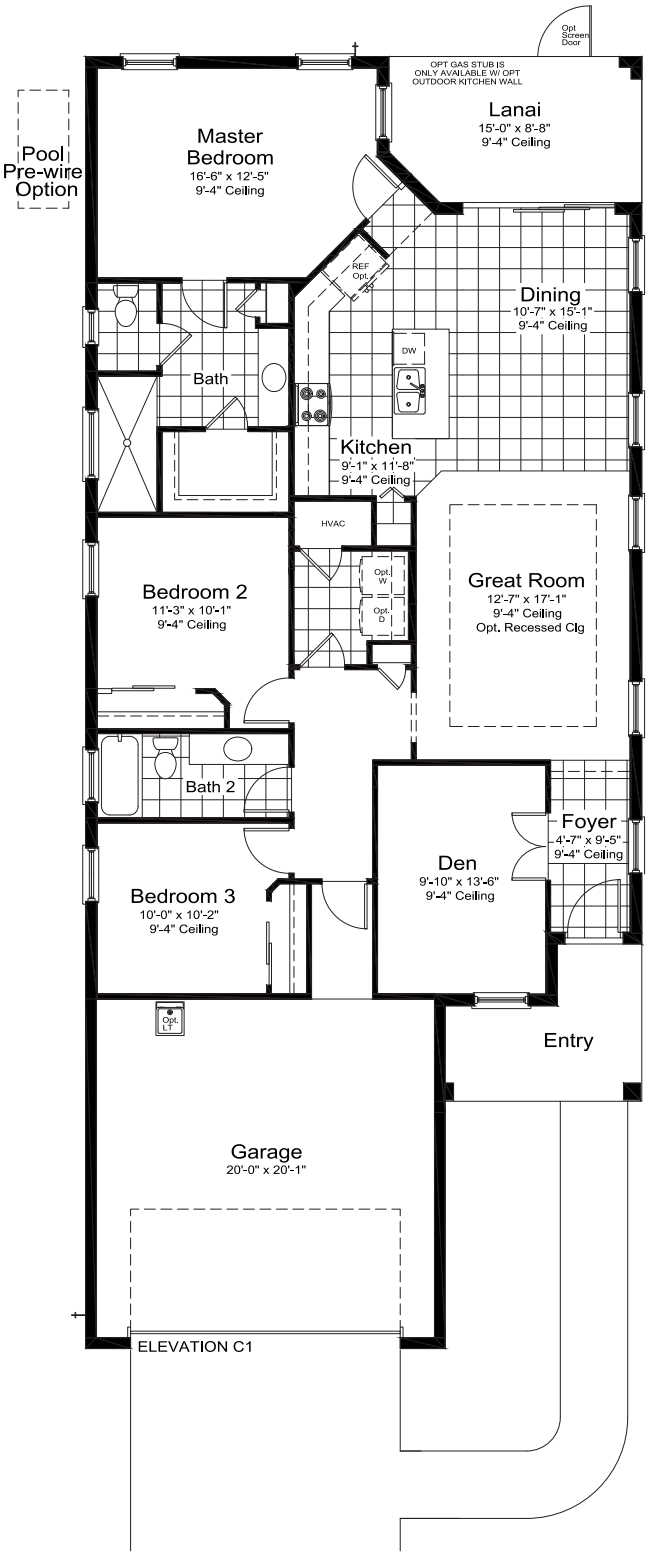
2-CAR GARAGE

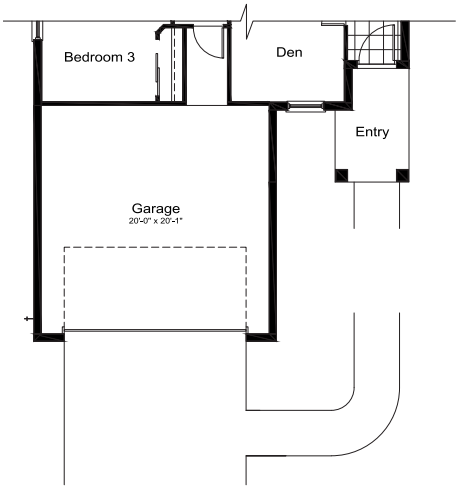
NEAL COMMUNITIES

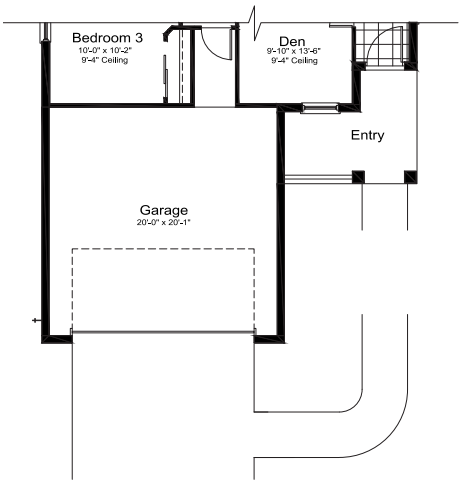
Where You Live Matters

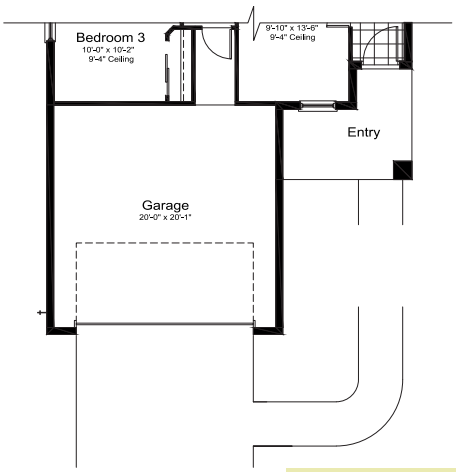
ELEVATION C1

Patriot

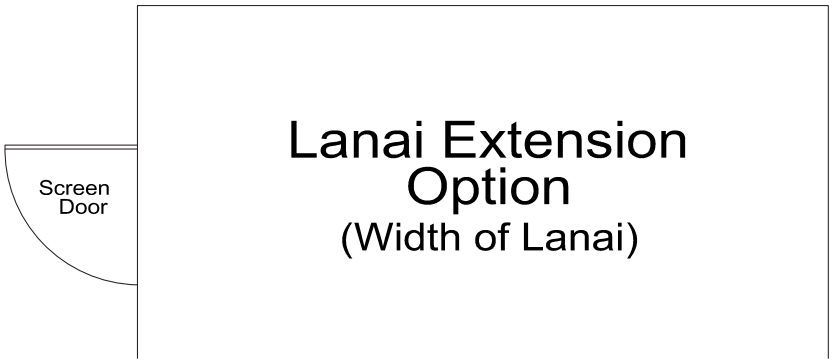


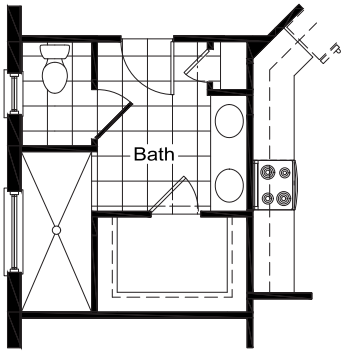




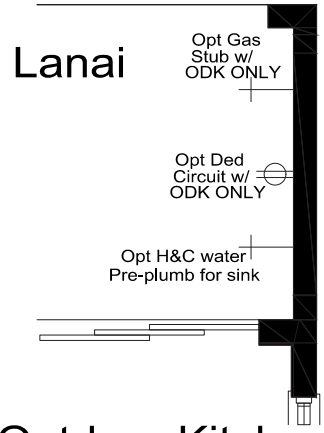


ELEVATION C1, FH1, I1 & I2	
LIVING	1682 SF
GARAGE	467 SF
LANAI	126 SF
ENTRY	84 SF
TOTAL AREA	**2359 SF**

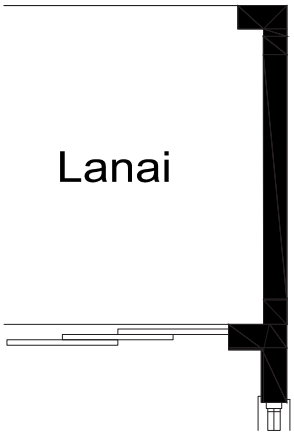




Master Bath Double Sink Option



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



Outdoor Kitchen Wall Option

ELEVATION C1, FH1, I1 & I2	
LIVING	1682 SF
GARAGE	467 SF
LANAI	126 SF
ENTRY	84 SF
TOTAL AREA	**2359 SF**

CRUISE HOME SERIES

Kingston SOUTH











Dream 2

1860 SQ FT

3 BEDROOMS

2 BATHS

DEN

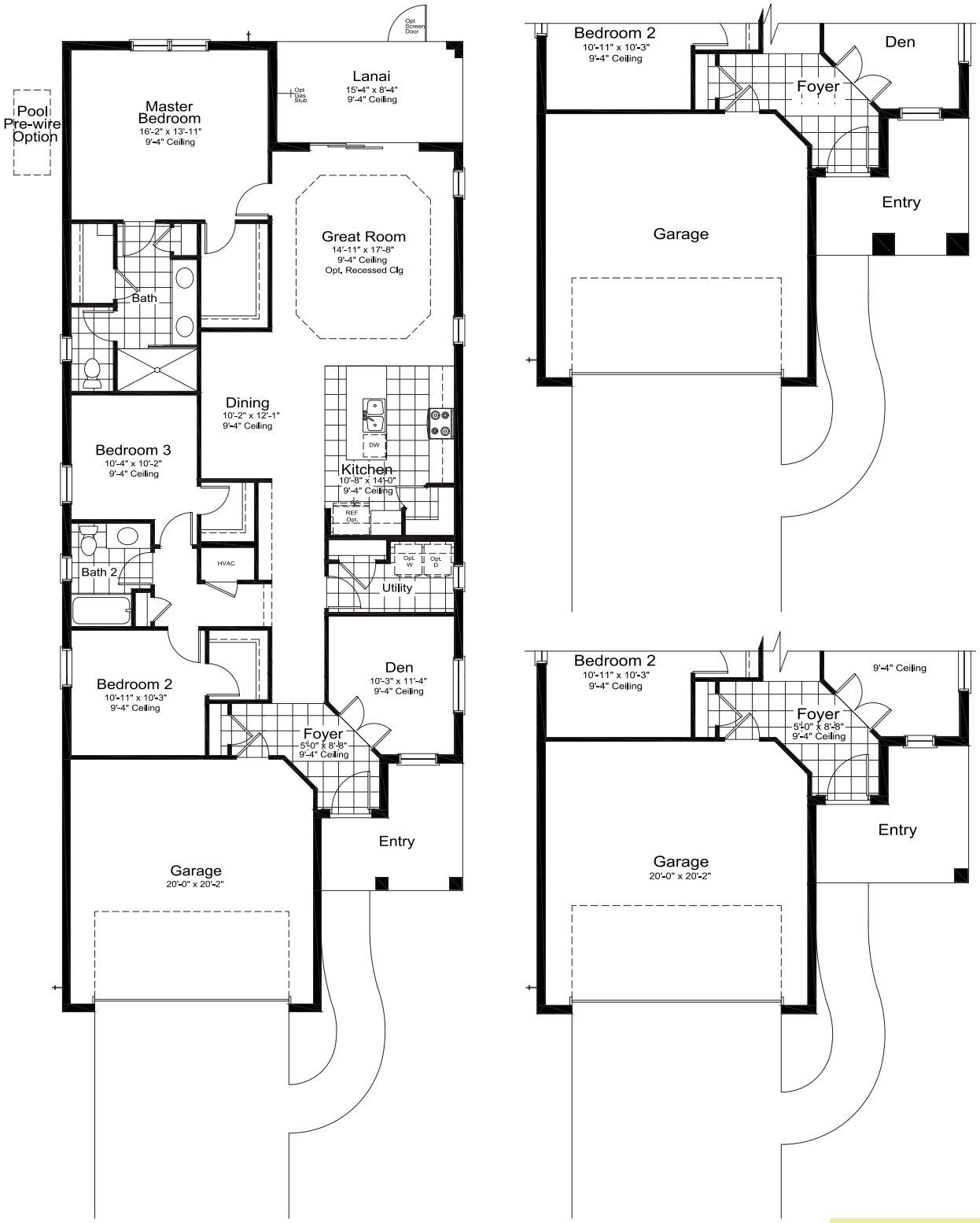
2-CAR GARAGE

NEAL COMMUNITIES

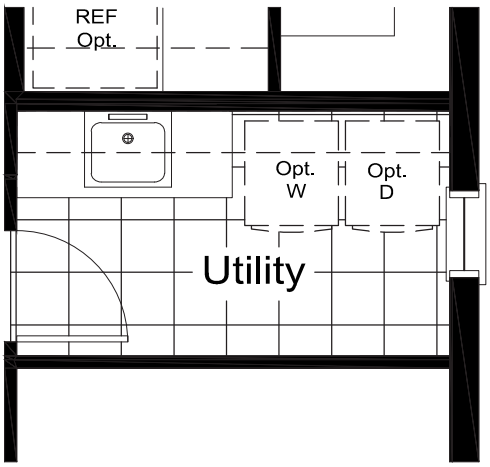
Where You Live Matters

ELEVATION C1

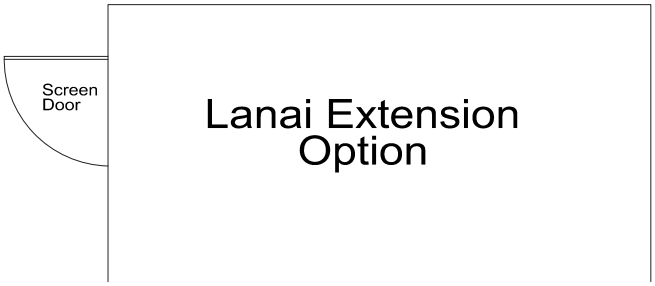
Dream 2

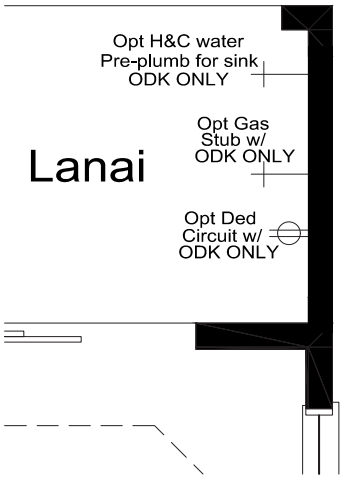


ELEVATION C1, C2, FH1,FM2 & I2	
LIVING	1860 SF
GARAGE	438 SF
LANAI	128 SF
ENTRY	98 SF
TOTAL AREA	**2524 SF**

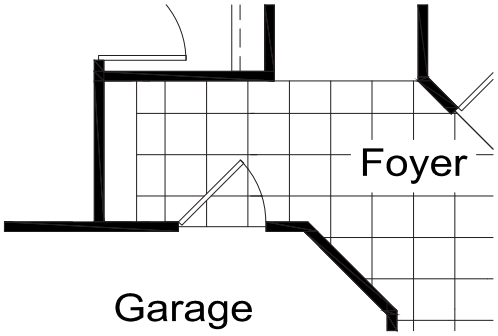


Laundry Tub Option

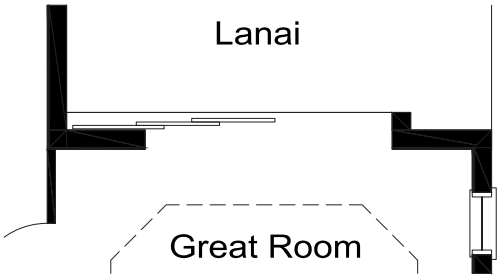




Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



Garage Hall Cabinets ILO Closet Option



Pocket Slider Dr Option

ELEVATION C1, C2, FH1,FM2 & I2	
LIVING	1860 SF
GARAGE	438 SF
LANAI	128 SF
ENTRY	98 SF
TOTAL AREA	**2524 SF**

CRUISE HOME SERIES

Kingston SOUTH









Heritage 2

2429 SQ FT

4 BEDROOMS

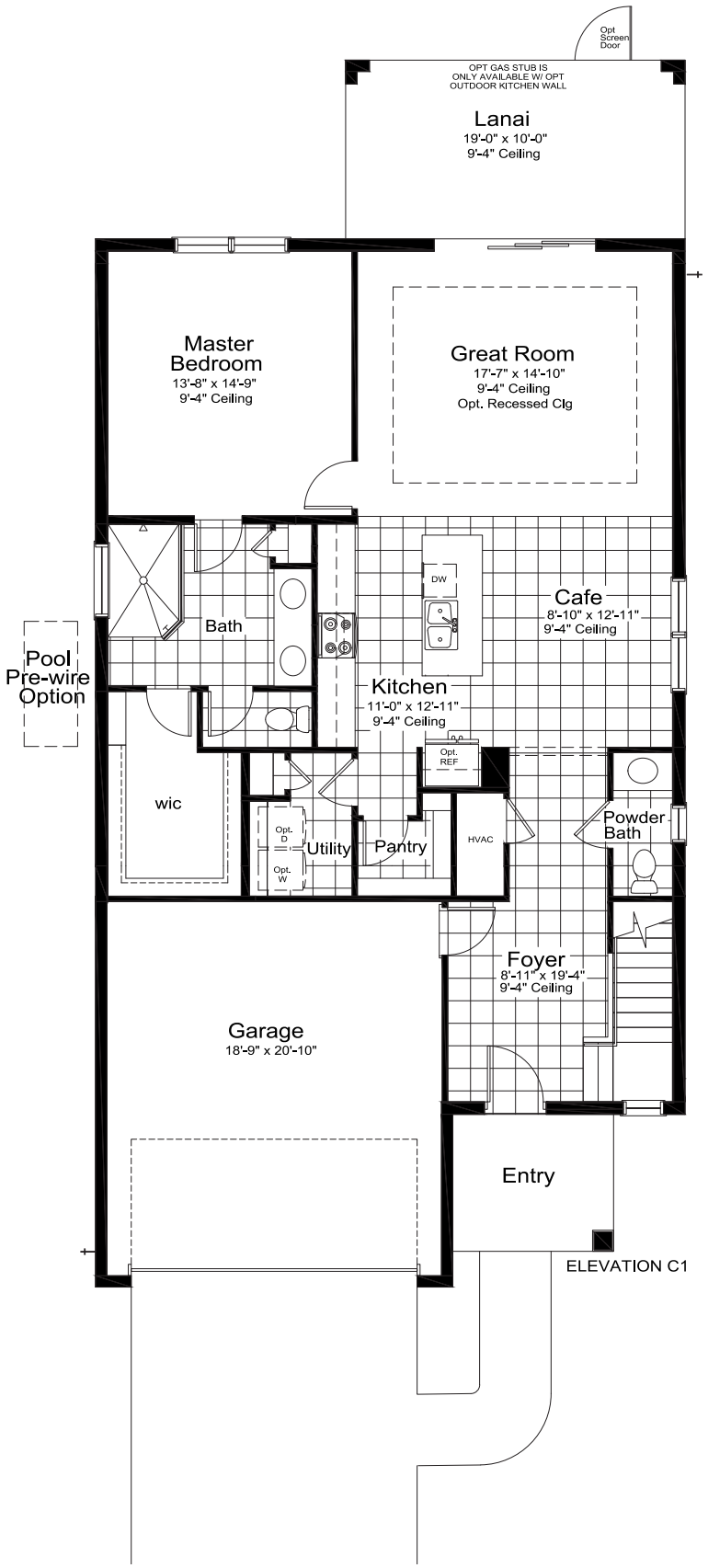
2.5 BATHS

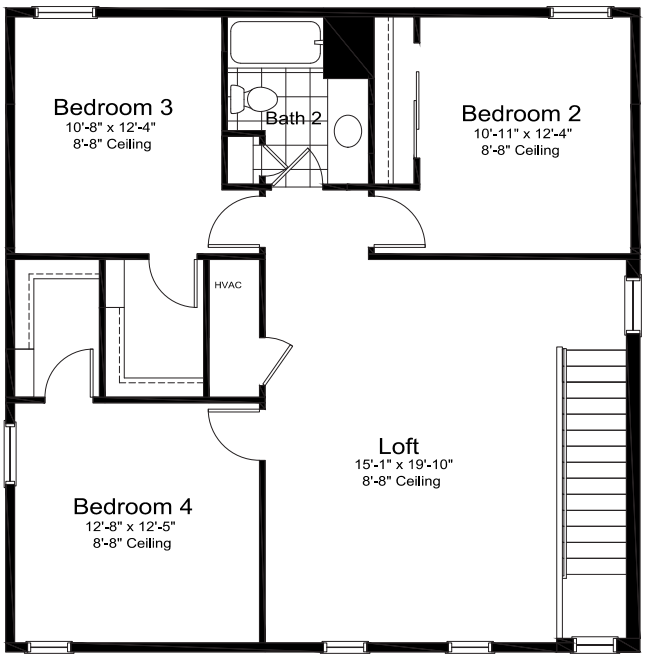
LOFT

2-CAR GARAGE

NEAL COMMUNITIES

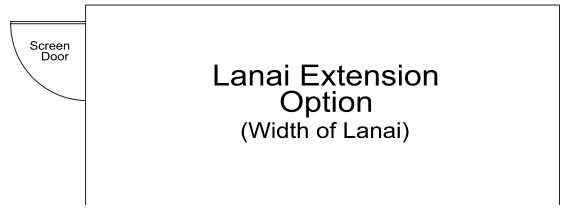
Where You Live Matters

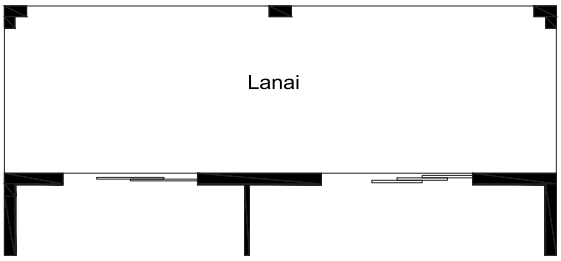




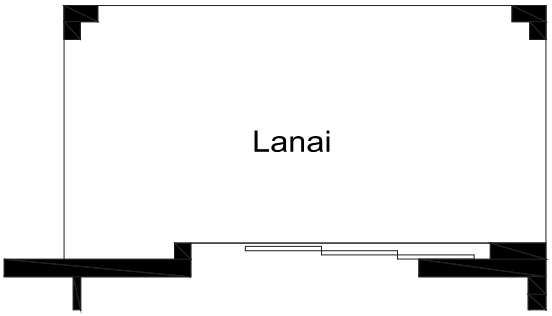
Upper Floor
ALL ELEVATIONS

ELEVATION H2, C1, I1 & I2	
LIVING	2429 SF
GARAGE	423 SF
LANAI	190 SF
ENTRY	70 SF
TOTAL AREA	**3112 SF**

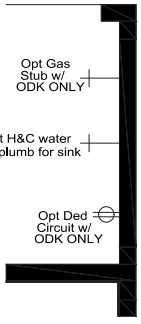




Extended Covered Lanai w/ SGD



Pocket Slider Dr Option



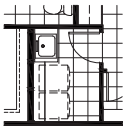
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



Windows at Master Bedroom Option



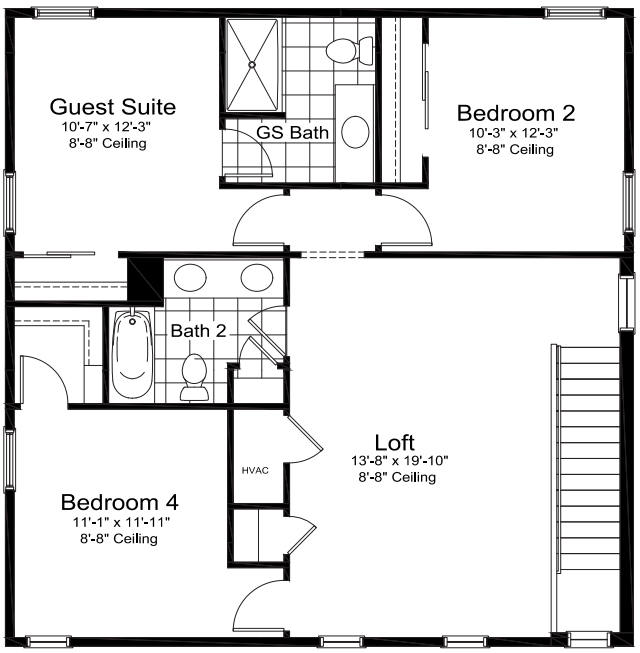
Outdoor Kitchen Wall Option



Laundry Tub Option



Windows at Great Room Option



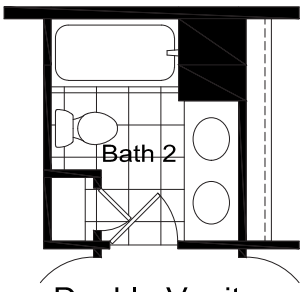
Opt Guest Suite w/ GS Bath and Bath 3 Option
ALL ELEVATIONS



Window at Bedroom 3 Option



Window at Bedroom 2 Option



Double Vanity Option

ELEVATION H2, C1, I1 & I2	
LIVING	2429 SF
GARAGE	423 SF
LANAI	190 SF
ENTRY	70 SF
TOTAL AREA	**3112 SF**

CRUISE HOME SERIES

Kingston SOUTH









Vision 3

2967 SQ FT

4 BEDROOMS

3.5 BATHS

LOFT

DEN

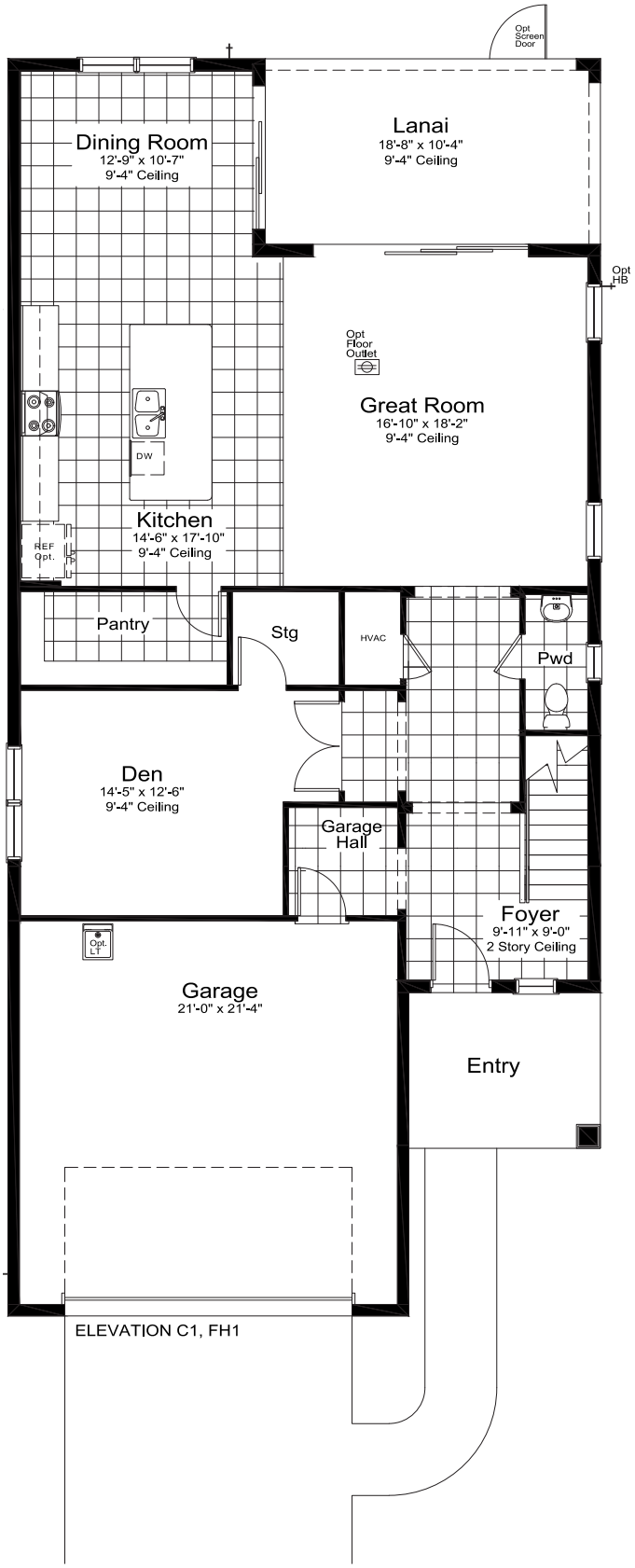
2-CAR GARAGE

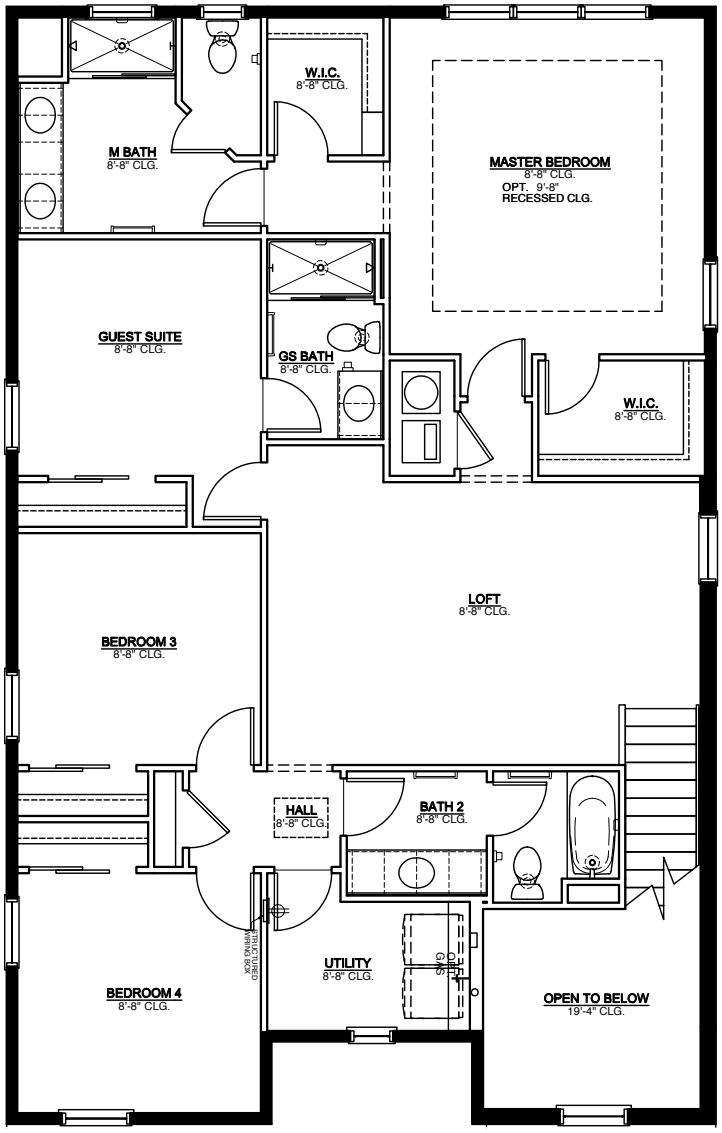
NEAL COMMUNITIES

Where You Live Matters

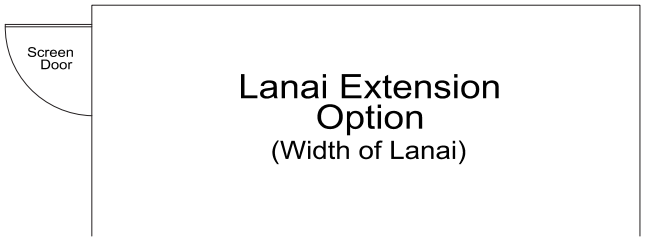
ELEVATION FH1

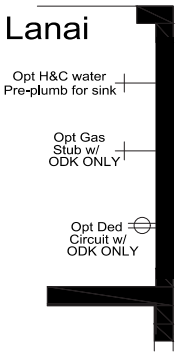
Vision 3



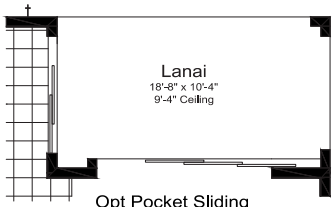


ELEVATION FH1, C1, I1 & I2	
LIVING	2967 SF
GARAGE	485 SF
LANAI	193 SF
ENTRY	92 SF
TOTAL AREA	**3737 SF**

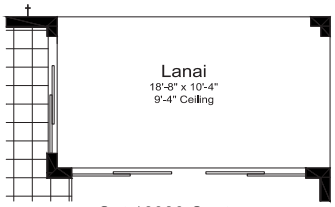




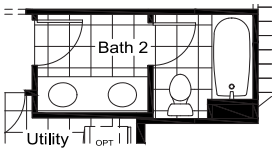
Outdoor Kitchen Wall Option w/ gas/pre-plumb and ded. circuit options shown



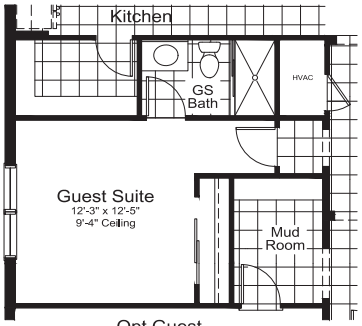
Opt Pocket Sliding Glass Door



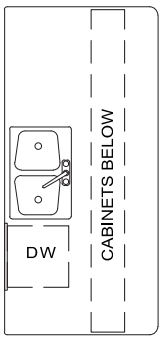
Opt 16080 Center Open SGD



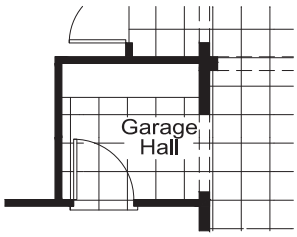
Double Vanity Option (Bath 2)



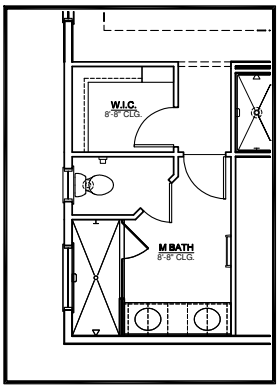
Opt Guest Suite w/ Mud Room ilo Den



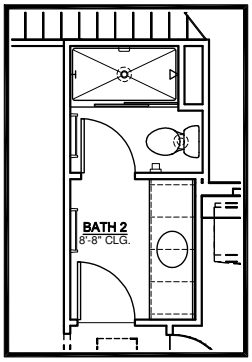
Kitchen Island w opt cabinets



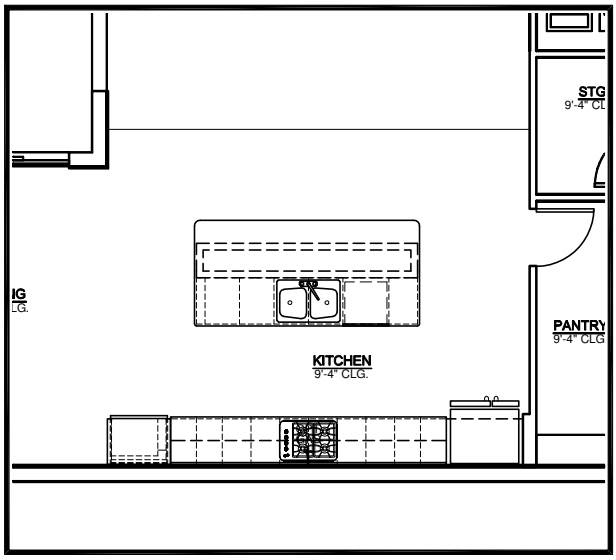
Opt Garage Hall Cabinets



OPT MASTER BATH
SCALE: 1/4" = 1'-0"
PLEFLXBAM050



OPT SHWR ILO TUB-BATH 2
SCALE: 1/4" = 1'-0"
PLEFLXSHR001



OPT WALL OVEN KITCHEN
SCALE: 1/4" = 1'-0"
PLEFXWAL02

ELEVATION FH1, C1, I1 & I2	
LIVING	2967 SF
GARAGE	485 SF
LANAI	193 SF
ENTRY	92 SF
TOTAL AREA	**3737 SF**