







— = Walking Trails

- CELEBRATION SERIES
- COVE SERIES
- CRUISE SERIES
- COTTAGE SERIES
- CORAL SERIES
- COASTAL SERIES
- MODEL HOMES
- DC** DISCOVERY CENTER

# INCLUDED FEATURES

## SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 40 years of building award-winning homes
- Over 70 successful communities and over 11,000 homes built
- Dedicated customer care team
- Personalized Neal Design Center 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

- Convenient central location, an easy commute to downtown Venice and Englewood, and minutes from I-75
- Close to schools, shopping and recreation
- Resort-style pool, fitness pool, children's splash park and dog parks
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

## AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Island, Neoclassical and Mediterranean elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding, banding and accents per plan

## LUXURY FEATURES

- Orange peel walls with knock-down ceiling texture
- Classic colonial moldings
- 5 1/4" colonial baseboards
- Colonial windows in select locations
- Decorative yard light
- Corian® window sills per plan
- Stylish lever door hardware
- Deadbolt on front entry door
- Classic archtop 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
- Lighted attic access
- Air-conditioned laundry area with washer and dryer connections
- Spraycrete® top-coat finish at lanai and entry
- Painted garage floor

## QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
  - 5-year General Electric Factory Warranty
  - Over-the-range microwave
  - Dishwasher
  - Gas range
  - 1/2 HP disposal
- 36" upper full overlay thermofoil raised panel or standard overlay recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan

## LUXURY BATH FEATURES

- Cultured marble countertops in baths with integral sinks and standard edge; matte finish in master bath; gloss finish in guest bath
- Ceramic tile walls and glass shower enclosure in master bath per plan
- Elongated, white water closet
- Full overlay thermofoil raised panel or standard overlay recessed panel wood veneer cabinets with stylish hardware
- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome faucets - single lever
- Water-resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White tub in guest bath
- Deco-mirrored medicine cabinets per plan
- Outside vented exhaust fans in all baths

## QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction
- Maintenance-free ventilated soffits and fascia
- 2 conveniently located exterior hose bibs
- Steel storm shutters per plan
- CPVC water lines throughout
- Roof with concrete roof tiles
- 5-year exterior paint warranty
- Raised-panel overhead garage door per elevation with operator and remote controls
- 10-year structural warranty

## ENERGY SAVING FEATURES

- Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- White vinyl windows with Low-E glass
- White aluminum sliding glass doors
- Natural gas piping per plan
- R-38 ceiling insulation
- Premium fiberglass insulated entry door with weather stripping
- High-efficiency 16-SEER air-conditioning system with digital programmable thermostat
- Insulated heating and cooling ductwork
- All air-conditioning ductwork 3rd party tested by a Class 1 Energy Rater - certified to be substantially leak free
- Vented soffits for attic ventilation
- 50-gallon gas or electric water heater (per plan) and electric heat pump
- Energy efficient lighting per plan

## QUALITY ELECTRIC FEATURES

- Decora® light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors and battery backup
- Rewired for ceiling fans - choice of 3 locations
- GFI safety outlets in all wet areas
- Lighted front door bell
- Cat 5 telephone - choice of 2 locations - and RG6 cable outlets - choice of 3 locations
- GFI exterior outlets per plan
- USB/duplex combo outlets - choice of 3 locations



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NEAL COMMUNITIES

2015 Professional Builder  
BUILDER OF THE YEAR



SOUTHWEST FLORIDA'S MOST EXPERIENCED HOME BUILDER FOR OVER 40 YEARS

Neal Communities reserves the right to make changes to this information at any time without notice. This document supersedes previously published Included Features. See Sales Representative for complete details on Included Features.





# FRESH SPRING



I-1

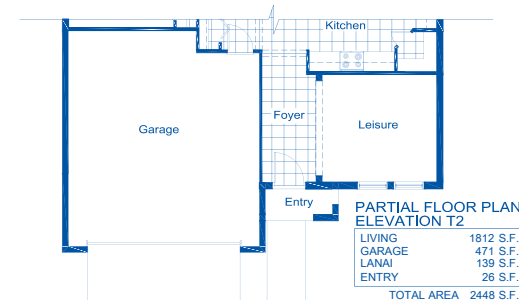
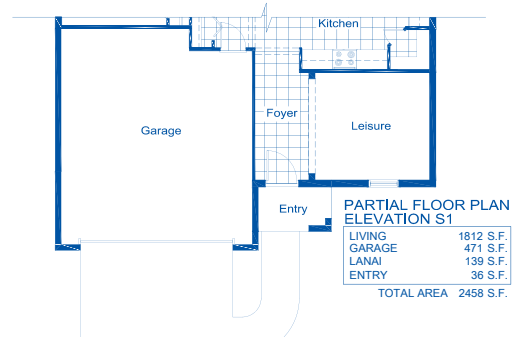
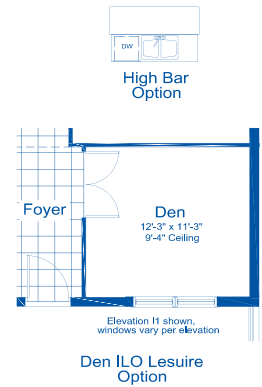
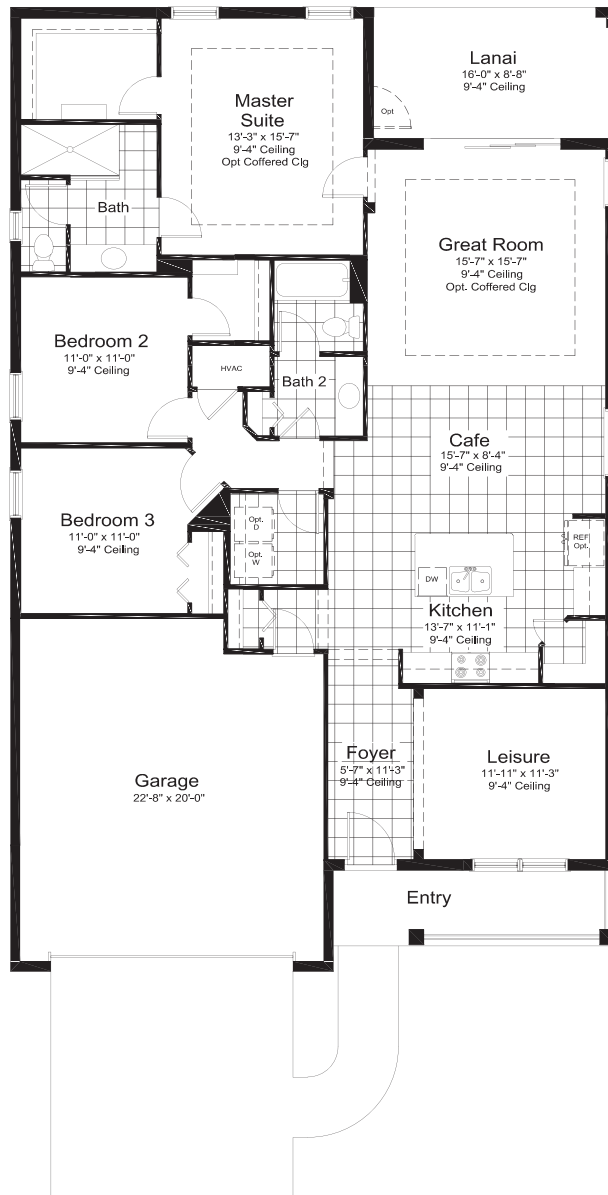
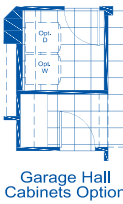
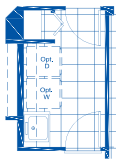
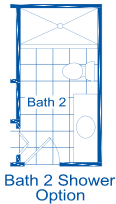
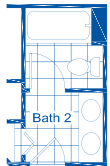
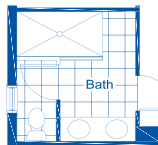
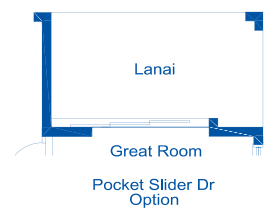


T-2



S-1

Living	1,812 Sq. Ft.
Garage	471 Sq. Ft.
Lanai	139 Sq. Ft.
Entry	93 Sq. Ft.
<b>Total</b>	<b>2,515 Sq. Ft.</b>



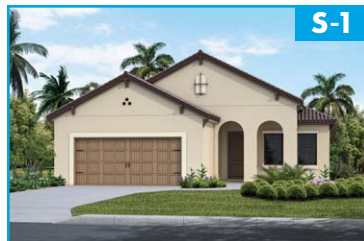
# WHITE STAR



T-2

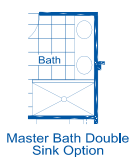
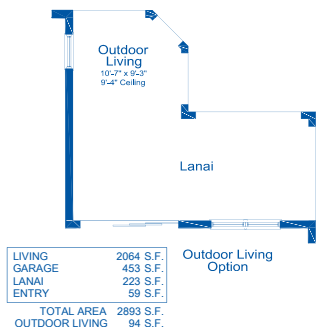
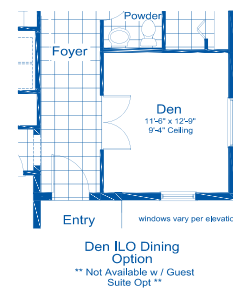
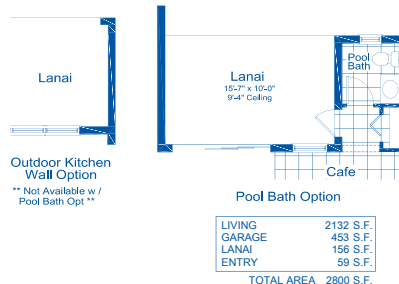


I-3



S-1

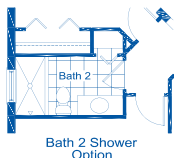
Living 2,064 Sq. Ft.  
Garage 453 Sq. Ft.  
Lanai 223 Sq. Ft.  
Entry 59 Sq. Ft.  
**Total 2,799 Sq. Ft.**



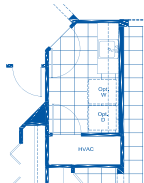
Master Bath Double Sink Option



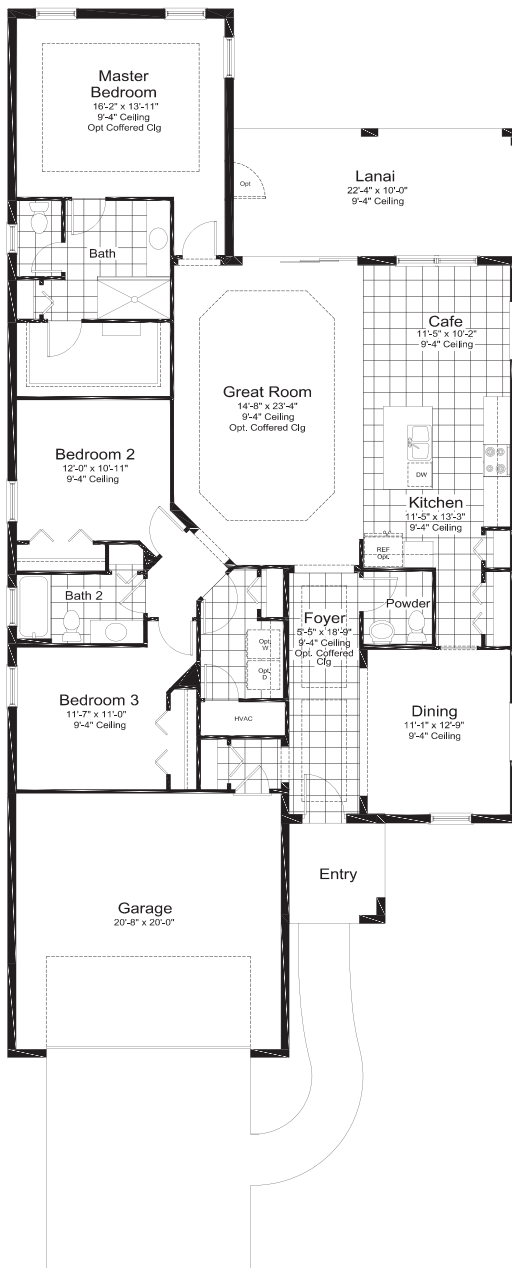
Hall Garage Cabinet ILO Closet Option



Bath 2 Shower Option



Laundry Tub Option



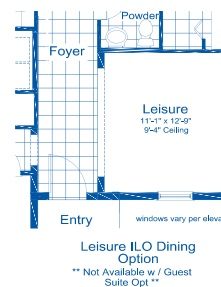
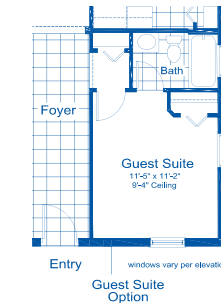
High Bar Option



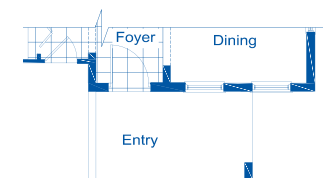
Butter Pantry Option  
\*\* Not Available w / Walk-in Pantry or Guest Suite Opt \*\*



Walk-in Pantry Option



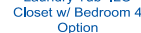
Leisure ILO Dining Option  
\*\* Not Available w / Guest Suite Opt \*\*



**PARTIAL FLOOR PLAN ELEVATION S-1**

LIVING	2064 S.F.
GARAGE	453 S.F.
LANAI	223 S.F.
ENTRY	98 S.F.
<b>TOTAL AREA</b>	<b>2838 S.F.</b>

**CELEBRATION SERIES**

ELEVATION I1

Living	2,014 Sq. Ft.
Garage	649 Sq. Ft.
Lanai	212 Sq. Ft.
Entry	160 Sq. Ft.
<b>Total</b>	<b>3,035 Sq. Ft.</b>



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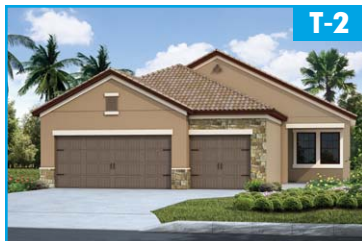
# MEADOW BROOK - Bonus & Entry Options



I-2



I-2 Bonus



T-2



T-2 Bonus

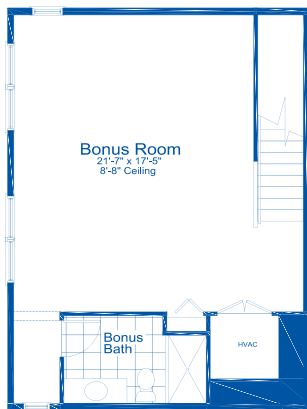


S-1

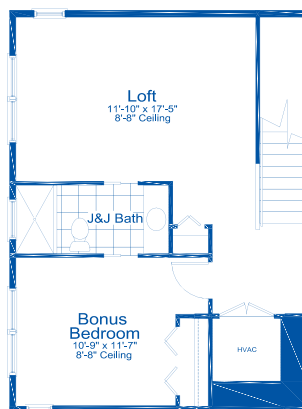


S-1 Bonus

Living 2,014 Sq. Ft.  
Garage 649 Sq. Ft.  
Lanai 212 Sq. Ft.  
Entry 160 Sq. Ft.  
**Total 3,035 Sq. Ft.**



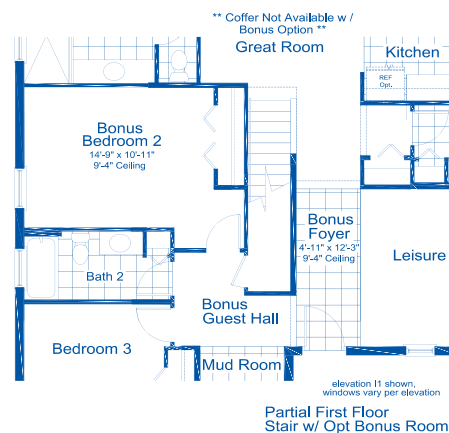
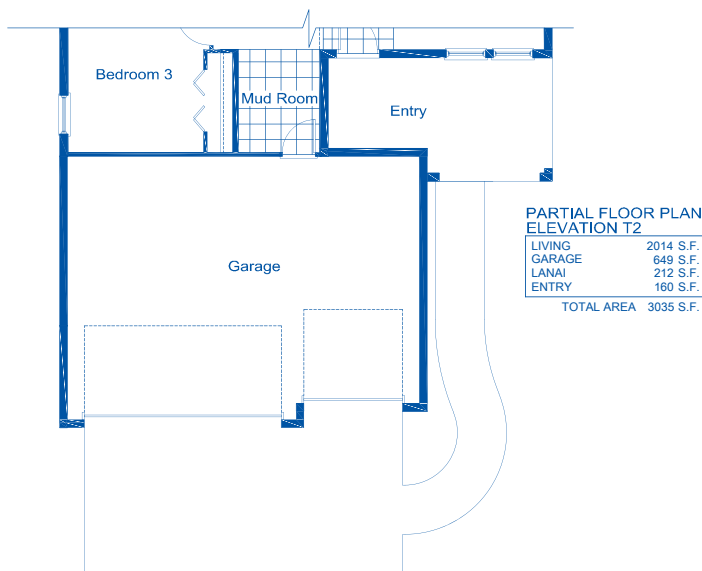
Opt Bonus w/ Bonus Bath



Opt Bonus w/ Bonus Bed and J&J Bath



Opt Bonus w/ 2nd Master



Partial First Floor Stair w/ Opt Bonus Room

# ACCLAIM



I-2

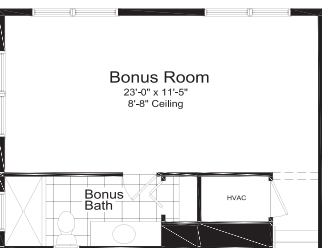
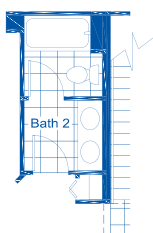
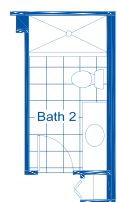
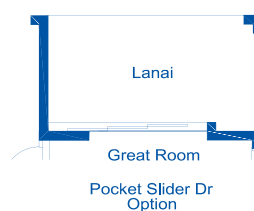
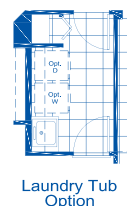
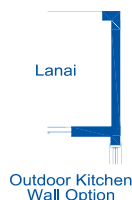


T-2



S-1

1st Floor	1,965 Sq. Ft.
2nd Floor	424 Sq. Ft.
<b>Total</b>	<b>2,389 Sq. Ft.</b>
Garage	438 Sq. Ft.
Lanai	139 Sq. Ft.
Entry	93 Sq. Ft.
<b>Total</b>	<b>3,059 Sq. Ft.</b>



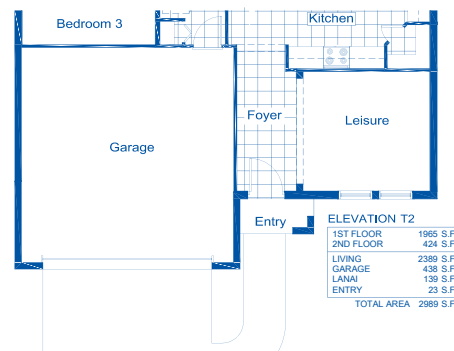
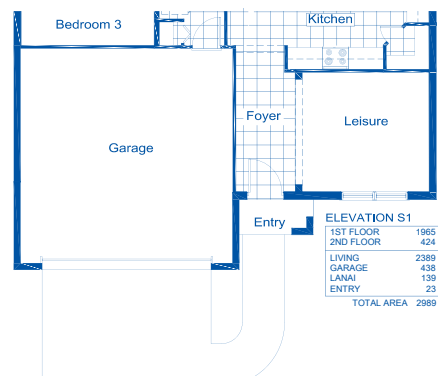
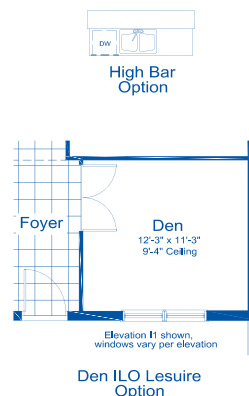
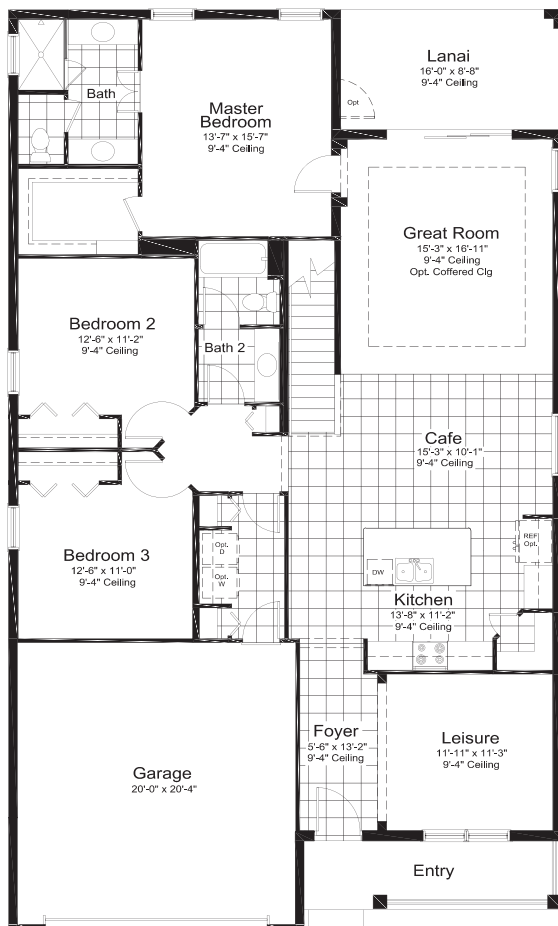
2ND FLOOR 424 S.F.

Standard Bonus w/ Full Bath



2ND FLOOR 424 S.F.

Opt. Bonus w/ 2nd Master





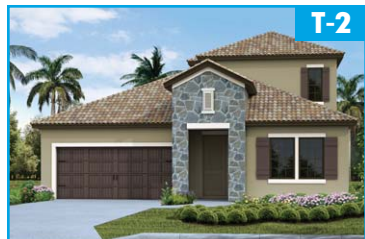
# LAUREL - 1st Floor



I-1



I-1 Bonus



T-2



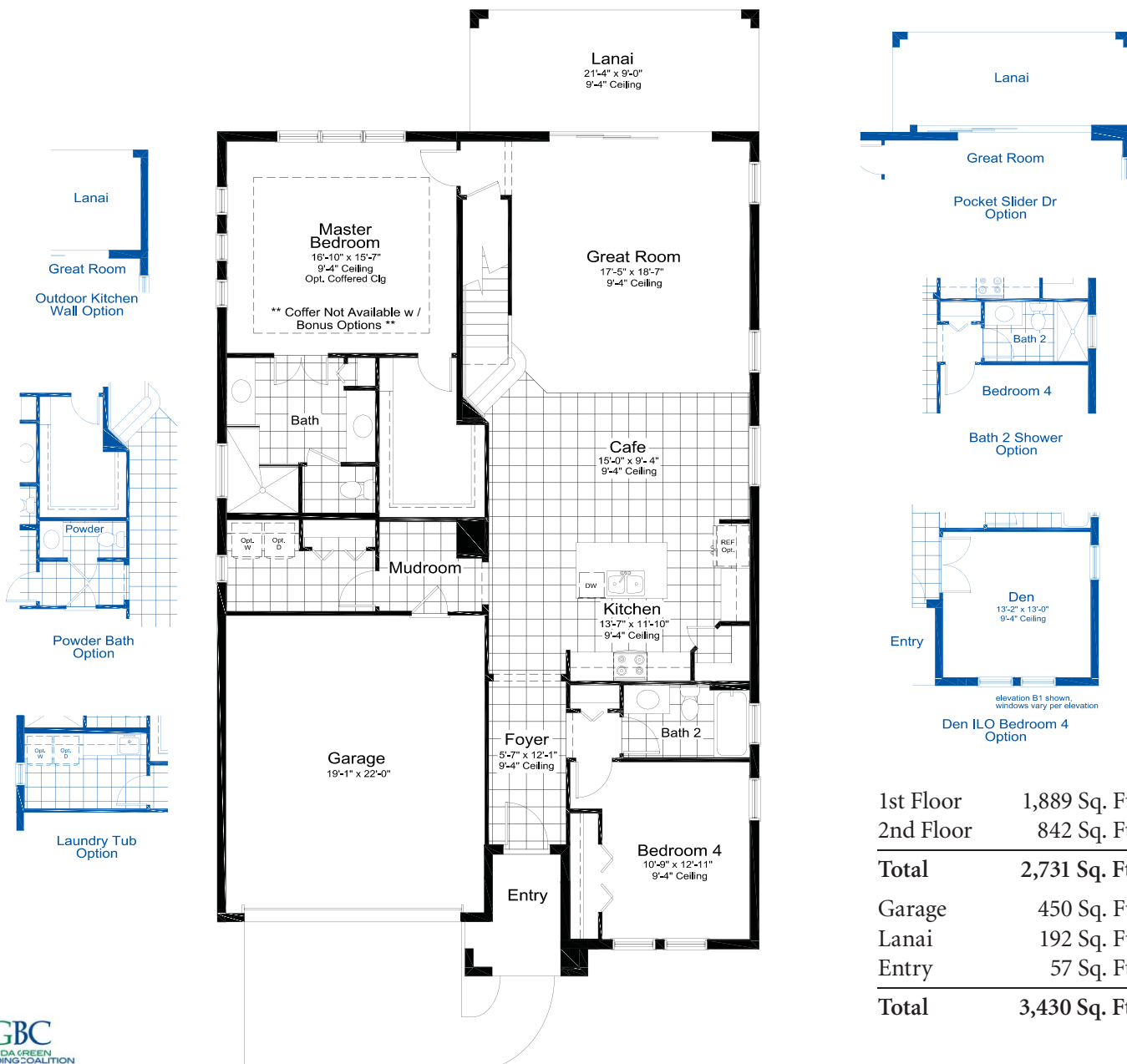
T-2 Bonus



S-1



S-1 Bonus



# LAUREL - 2nd Floor Bonus Options



I-1



I-1 Bonus



T-2



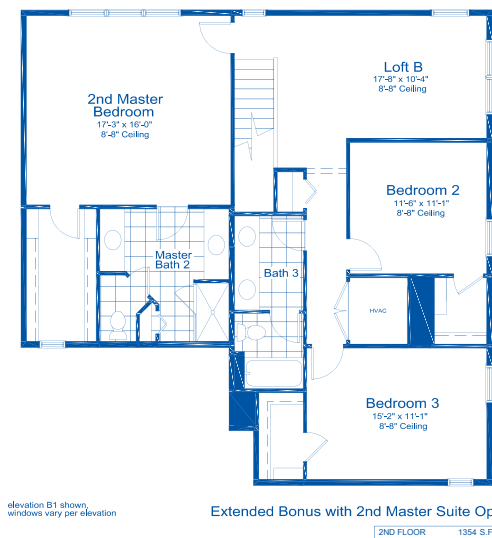
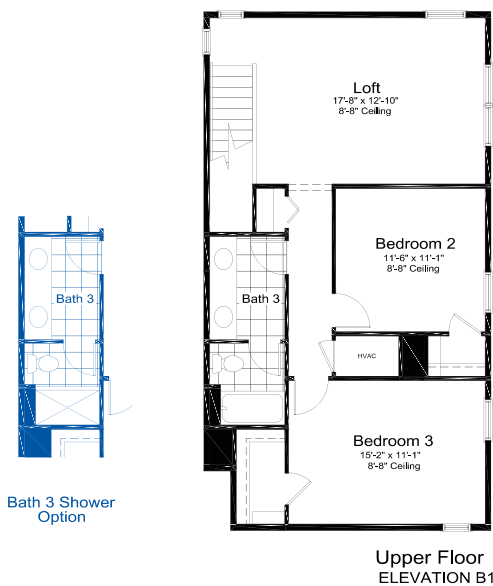
T-2 Bonus



S-1



S-1 Bonus



1st Floor	1,889 Sq. Ft.
2nd Floor	842 Sq. Ft.
<b>Total</b>	<b>2,731 Sq. Ft.</b>
Garage	450 Sq. Ft.
Lanai	192 Sq. Ft.
Entry	57 Sq. Ft.
<b>Total</b>	<b>3,430 Sq. Ft.</b>

