AVALON

OF NAPLES

NEALCOMMUNITIES.COM

Where You Live Matters

INCLUDED FEATURES

COMMUNITY FEATURES

- Minutes from downtown Naples
- Convenient to area beaches, world-class shopping and dining at Mercato, Tin City, Fifth Avenue South, Third Street South, Waterside Shops; and nearby attractions that include Artis–Naples, The Naples Philharmonic, The Naples Players Sugden Community Theatre and world-class beaches
- A gated, eight-plex carriage home community
- Amenities include a community clubhouse, pool and sundeck
- Beautifully landscaped entry and streetscape
- Beautiful lake and preserve views
- No CDD fees!

AWARD-WINNING DESIGN FEATURES

- Architectural details, including custom-designed Coastal elevations
- Designer–selected exterior building color palettes
- Neal Design Gallery offers the opportunity to personalize your home
- The proven quality, service and integrity of Neal Communities

LUXURY FEATURES

- Textured finish on walls and ceiling
- Classic colonial moldings
- Solid Surface® windowsills
- Stylish lever door hardware
- Deadbolt on front-entry door
- Classic two-panel, wood-grain interior doors
- Spacious closets with ventilated shelving
- Plush, stain-resistant wall-to-wall carpeting in designer colors (per plan)
- 18" x 18" ceramic tile floors in kitchen, foyer, laundry and baths
- Spraycrete® top-coat finish on screened lanai
- Paver entry, walk and drive
- Decorative coach lights

QUALITY KITCHEN FEATURES

- General Electric® appliance package in white or black (per plan):
  - Five-year General Electric Factory Warranty
  - Over-the-range microwave oven
  - Dishwasher
  - Refrigerator
  - Gas Range
  - 1/2-HP disposal
- Washer and dryer
- Recessed-panel wood veneer cabinets with stylish hardware
- 36" upper cabinets
- 3cm granite countertops
- Stainless undermount double sink
- Chrome single-lever faucet with side sprayer
- Spacious pantry for additional storage (per plan)

LUXURY BATH FEATURES

- Cultured marble top with integral bowl in master bath and guest bath
- Ceramic tile walls and framed glass shower enclosure in master bath
- Recessed-panel wood veneer cabinets
- Private water closet
- Full-width vanity mirrors
- Chrome Moen® faucets
- Water-resistant tile backer in all wet areas
- Designer vanity lights
- White tub in guest bath
- Mirrored medicine cabinets
- Vented exhaust fans in all baths

QUALITY CONSTRUCTION FEATURES

- Durable, reinforced concrete block construction
- Professionally engineered structural components
- Raised-panel overhead garage door
- Concrete tile roof

SMART HOME FEATURES

- 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, including Cat 5 phone/data and RG6 cable outlet (choice of five locations) and one Wireless Access Point pre-wire

ENERGY-SAVING FEATURES

- Low-E impact-resistant windows and sliding glass doors
- R-30 ceiling insulation
- Premium fiberglass-insulated entry door with weather stripping
- High-efficiency air-conditioning system with digital programmable thermostat
- All air-conditioning ductwork 3rd-party tested

QUALITY ELECTRIC FEATURES

- Decorá® light switches throughout
- Recessed lighting package in select areas
- Hard-wired combination smoke and CO2 detectors with battery backup
- Pre-wired for ceiling fans (per plan)
- Garage door operator with remote control
- Cat 5 telephone and RG6 cable outlets
- GFI exterior outlet (per plan)

AVALON OF NAPLES | NEAL COMMUNITIES Where You Live Matters

844.409.1796 | 6916 Avalon Circle, Naples, FL 34104 | Avalon-Naples.com

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. ©Neal Communities. CBC 1256375.

SITE PLAN

AVALON OF NAPLES

NEAL COMMUNITIES
Where You Live Matters

844.409.1796 | 6916 Avalon Circle, Naples, FL 34104 | Avalon-Naples.com

Neal Communities reserves the right to change elevations, floor plans, specifications and prices without notice. All renderings, elevations, floor plans and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This insert is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. ©Neal Communities. CBC 1256375

AVALON
OF NAPLES

Avalon of Naples encompasses over 23 acres in the heart of Downtown Naples, with nearly 6 acres of natural preserve area and a large center lake. The community also features a clubhouse with a sparkling pool and spacious sundeck. Avalon is convenient to everything that Naples has to offer; from white sand beaches to the area's finest shopping, dining and more.

NEALCOMMUNITIES.COM

Where You Live Matters

1ST FLOOR

Keswick *Kendal*

KESWICK

Total Living Area	**1,339**
Lanai	207
Garage	240
Covered Entry	26
Total Area	**1,812**

KENDAL

Total Living Area	**1,467**
Lanai	232
Garage	236
Covered Entry	58
Total Area	**1,993**

AVALON OF NAPLES

NEAL COMMUNITIES
Where You Live Matters

844.409.1796 | 6916 Avalon Circle, Naples, FL 34104 | Avalon-Naples.com

Neal Communities reserves the right to change elevations, floor plans, specifications and prices without notice. All renderings, elevations, floor plans and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This insert is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. ©Neal Communities. CBC 1256375

2ND FLOOR

Windemere *Whitehaven*

WINDEMERE

Total Living Area	**1,660**
Lanai	207
Garage	231
Covered Entry	26
Total Area	**2,124**

WHITEHAVEN

Total Living Area	**1,725**
Lanai	232
Garage	372
Covered Entry	58
Total Area	**2,387**

AVALON OF NAPLES

NEAL COMMUNITIES
Where You Live Matters

844.409.1796 | 6916 Avalon Circle, Naples, FL 34104 | Avalon-Naples.com

Neal Communities reserves the right to change elevations, floor plans, specifications and prices without notice. All renderings, elevations, floor plans and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. This insert is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. ©Neal Communities. CBC 1256375