

COASTAL SERIES



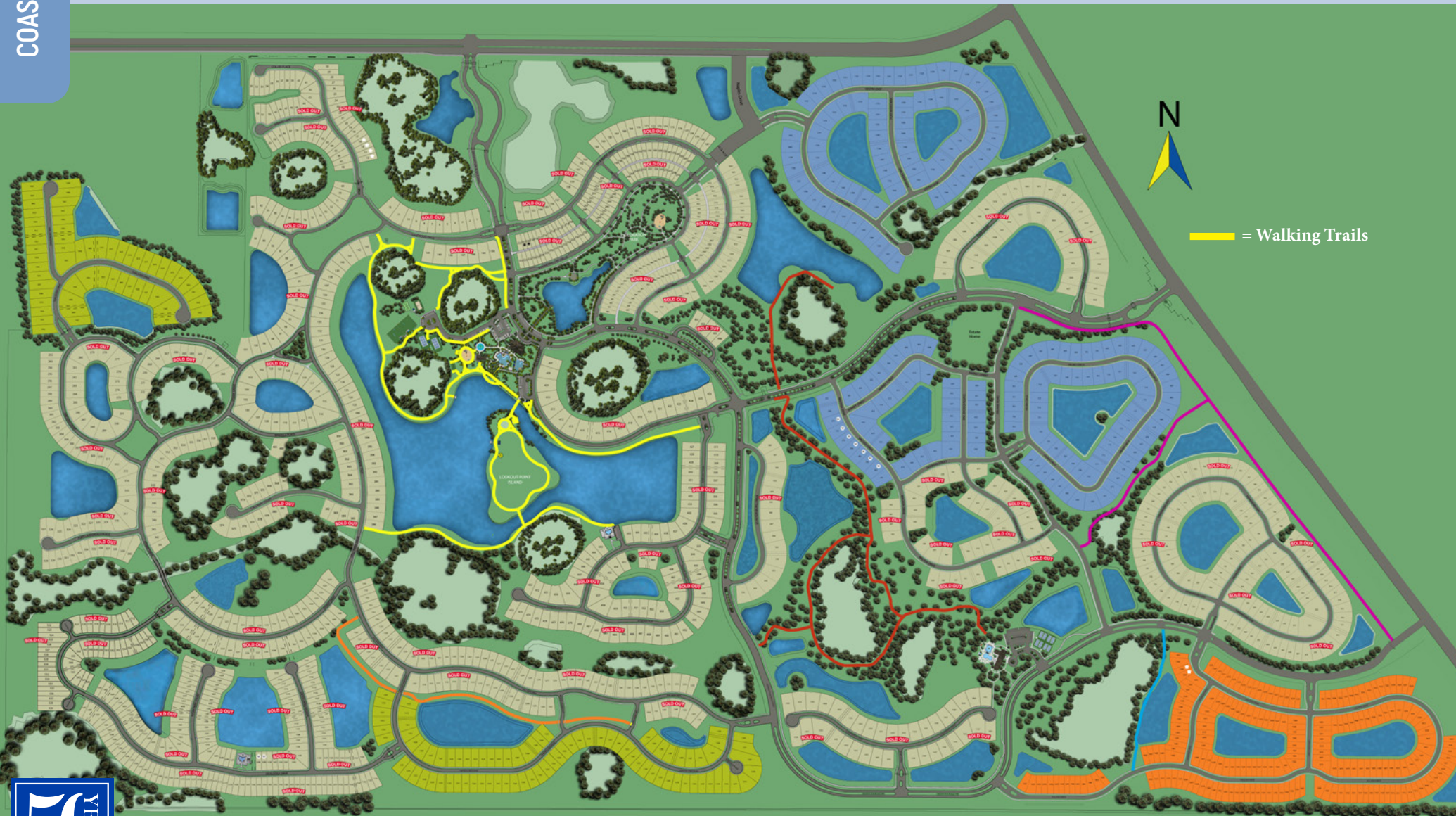
GRAND PALM
Close to everything. Far from ordinary.



NEAL COMMUNITIES

Where You Live Matters





NEAL COMMUNITIES

Where You Live Matters

■ COVE SERIES
 ■ CORAL SERIES
 ■ COASTAL SERIES
▲ MODEL HOMES
 DC DISCOVERY CENTER

WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- 110 successful communities and over 20,000 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

- 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, Mediterranean, and British West Indies elevations (per plan)
- Decorative architectural details and shutters (per plan)
- Designer-selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with siding 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
- Classic archedtop 2-panel interior doors
- Professionally landscaped home site, including mulch
- Automatic irrigation system (front yard only)
- Spacious closets with ventilated shelving (per plan)
- Coffered ceiling in master bedroom (per plan)
- Plush, stain-resistant wall-to-wall carpeting (in designer colors in areas per plan – Level 1 selections)
- Long-lasting 17" ceramic tile floors in foyer, kitchen, baths and utility
- Air-conditioned laundry area with washer/dryer connections
- Paver entry, walk, drive and lanai
- Gutters included at sides only (per plan)

QUALITY KITCHEN FEATURES

- General Electric® stainless steel appliance package:
 - 5-year General Electric Warranty (does not include disposal)
 - Built-in wall oven/microwave combo
 - Gas cooktop with hood
 - Dishwasher
 - 1/2 HP disposal
- 36" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at hood
- Granite countertops (choice of value colors)
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage (per plan)

NEAL GREEN HOME FEATURES

- NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700*

*Applies to homes permitted after March 1, 2022



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 including Cat 6 phone/data or RG6 cable outlet (choice of 5 locations)
- 1 wireless access point prewire

LUXURY BATH FEATURES

- Corian® white countertops with integral sinks and eased edge in baths
- Ceramic tile walls and glass shower enclosure in master bath (per plan)
- Elongated white water closet
- Level 1 full overlay wood veneer cabinets with stylish hardware
- Privacy water closet in master bath (per plan)
- Full-width vanity mirrors
- Chrome 2-handle faucets
- Water-resistant drywall in all wet areas
- Towel bars and paper holders (per plan)
- Designer vanity lights
- White freestanding tub in master bath (per plan – not available in all plans)
- 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 soffit and fascia
- 2 conveniently located exterior hose bibs
- Steel storm panels (per plan)
- CPVC or PEX water lines throughout
- Roof with concrete roof tiles
- 5-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls (style per elevation)

ENERGY-SAVING FEATURES

- Vinyl windows with Low-E glass
- Aluminum 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 and electric heat pump
- Energy efficient lighting (per plan)

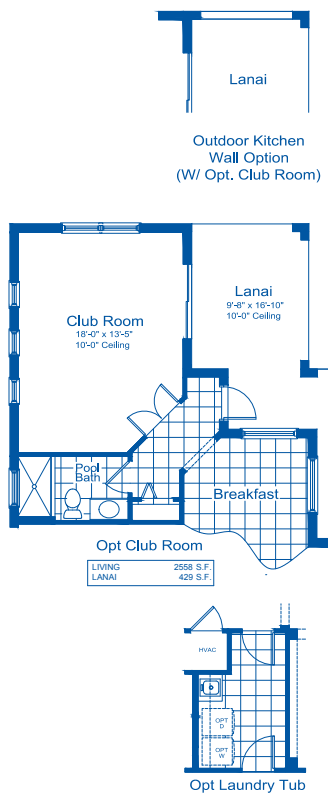
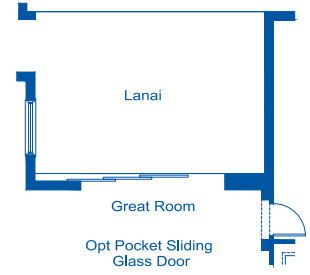
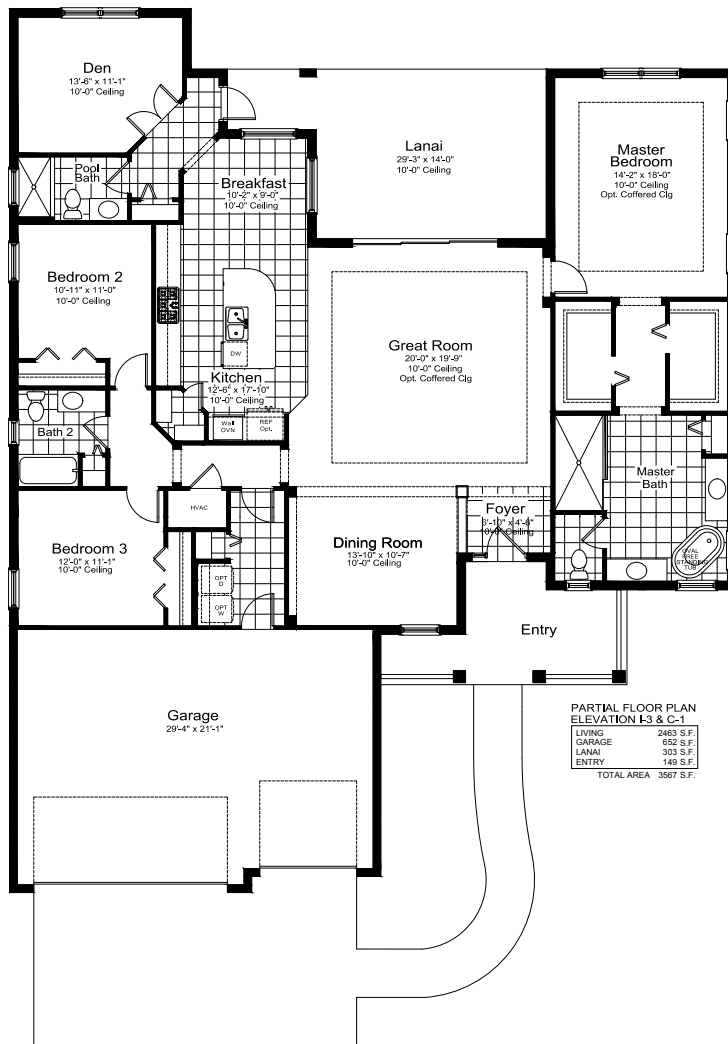
QUALITY ELECTRIC FEATURES

- Decora® light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors with battery backup
- Prewired for ceiling fans (choice of 3 locations plus lanai)
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

SANIBEL

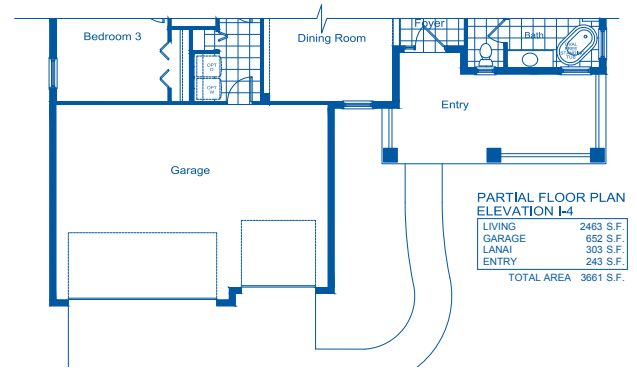
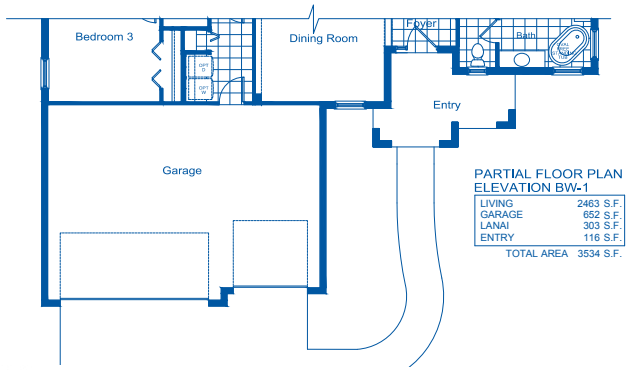


Living 2,463 Sq. Ft.
Garage 652 Sq. Ft.
Lanai 303 Sq. Ft.
Entry 141 Sq. Ft.
Total 3,559 Sq. Ft.



PARTIAL FLOOR PLAN ELEVATION I-3 & C-1

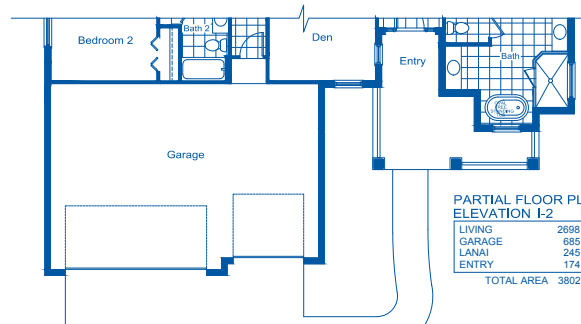
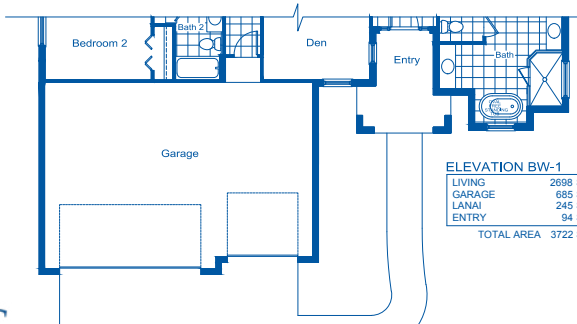
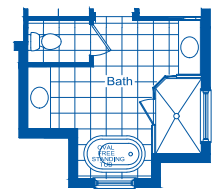
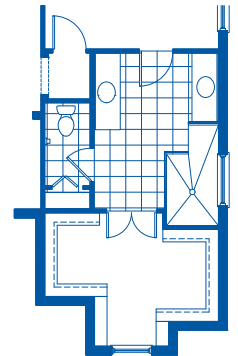
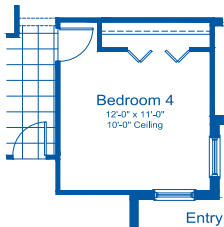
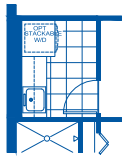
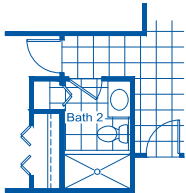
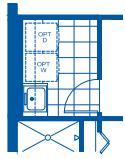
LIVING	2463 S.F.
GARAGE	652 S.F.
LANAI	303 S.F.
ENTRY	141 S.F.
TOTAL AREA	3559 S.F.



CAPTIVA



Living	2,698 Sq. Ft.
Garage	685 Sq. Ft.
Lanai	245 Sq. Ft.
Entry	117 Sq. Ft.
Total	3,745 Sq. Ft.



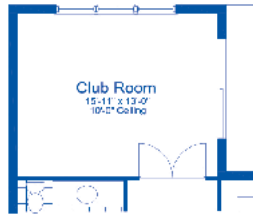
SAVANNAH 2



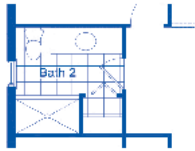
BW-1



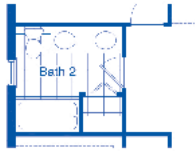
I-1



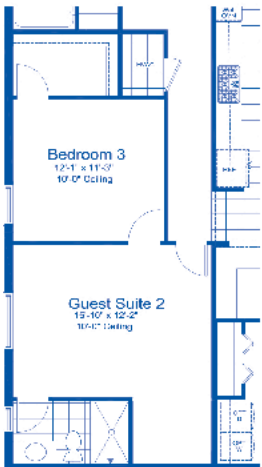
Opt Club Room



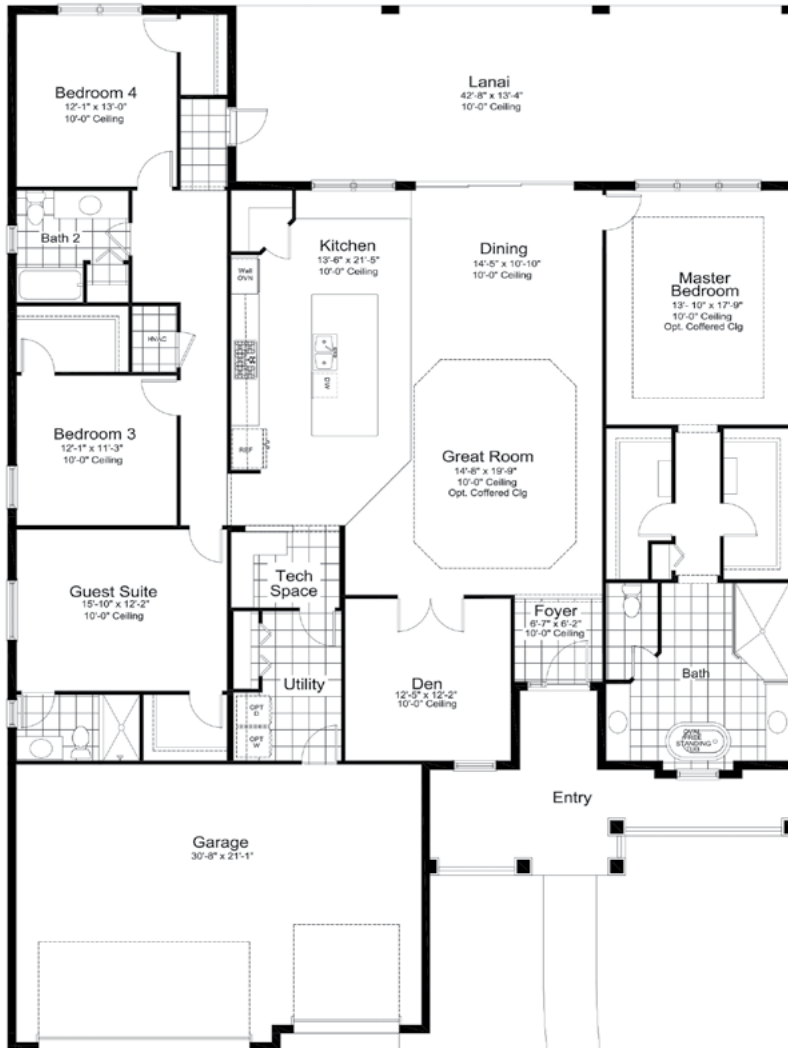
Opt Shower ILO Tub



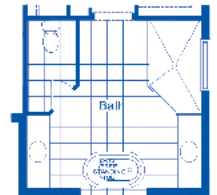
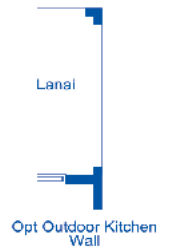
Bath 2 DbI Sink Opt



Opt Guest Suite 2



Living	2,863 Sq. Ft.
Garage	680 Sq. Ft.
Lanai	569 Sq. Ft.
Entry	147 Sq. Ft.
Total	4,259 Sq. Ft.



Master Bath Full Glass Shwr Encl Option
windows may vary per view/area



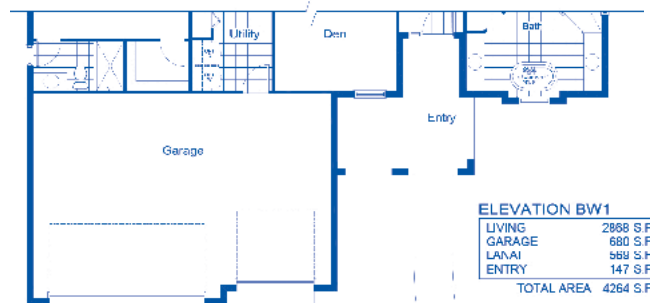
Kitchen Island w opt cabinets



Opt Mud Room ILO Tech Space



Opt Laundry Tub ILO Closet



ELEVATION BW1

LIVING	2868 S.F.
GARAGE	680 S.F.
LANAI	569 S.F.
ENTRY	147 S.F.
TOTAL AREA	4264 S.F.

KIAWAH



M-1

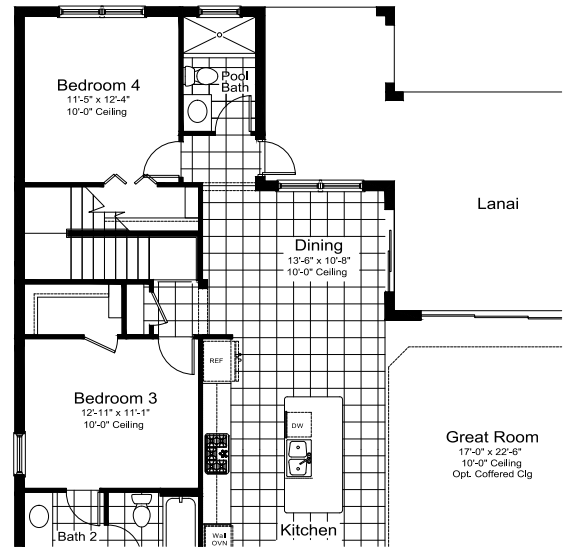
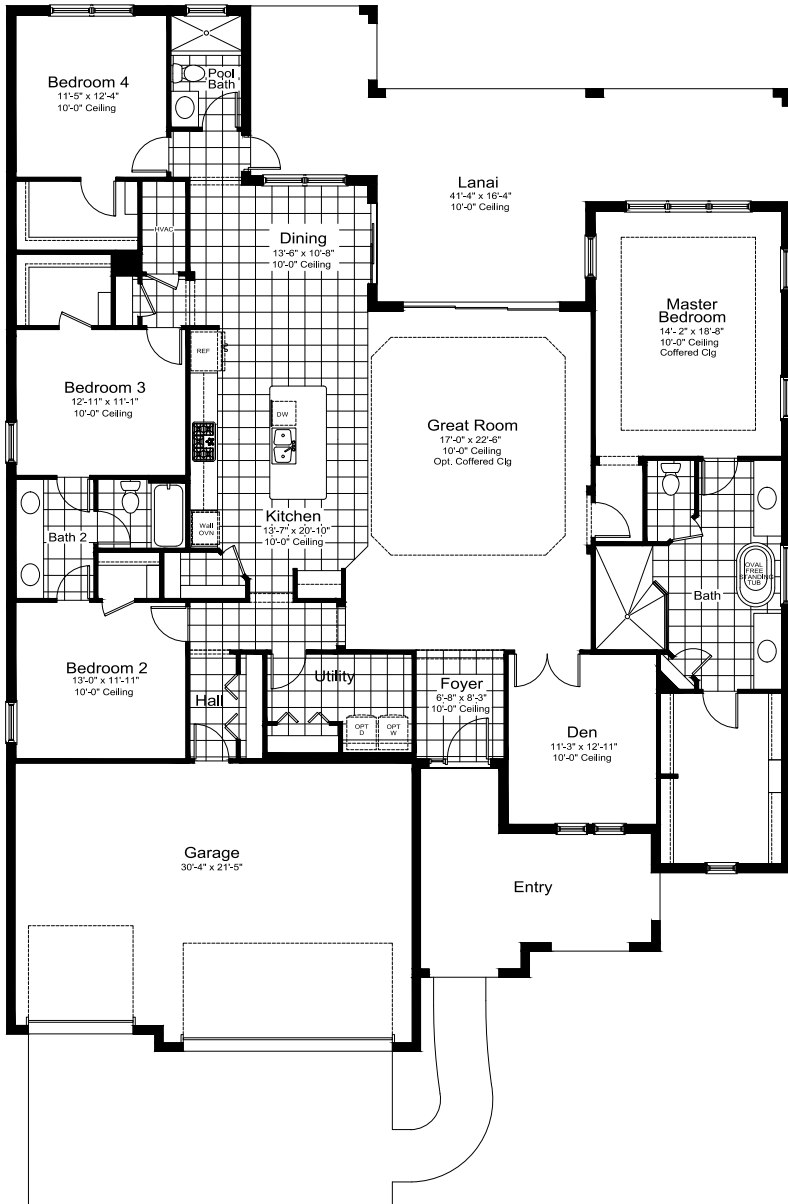
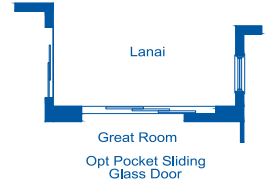
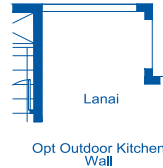
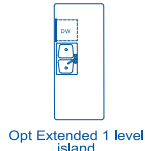


BW-1



I-2

Living 2,907 Sq. Ft.
 Garage 683 Sq. Ft.
 Lanai 523 Sq. Ft.
 Entry 210 Sq. Ft.
Total 4,323 Sq. Ft.



Partial First Floor
Stair w/ Opt Bonus Room

