Seychelles

NEALCOMMUNITIES

Where You Live Matters

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50 YEARS NEAL COMMUNITIES Where You Live Matters

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Picture yourself IN THE Caribbean.

An easy stroll or bike ride from your front door, you make your way to the magnificent 4,500-square-foot clubhouse for an afternoon of leisure and recreation. Inside, you find the state-of-the-art fitness studio for a vigorous workout. On your way out, you pass the social hall being set up for a neighborhood party that evening. Then, your ultimate destination--the resort-style swimming pool and spa.

As you lean back and relax, you glance over at the event lawn adorned with chairs, the outdoor grill being prepared for a barbecue and the fire pit where you'll be having drinks later. Yes, you say to yourself. These are truly amenities you'll fully enjoy year-round.

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FLOOR PLANS

NEAL COMMUNITIES

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1st Floor

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

2nd Floor

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

FEATURES

Seychelles

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- 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

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, sundeck and fitness center
- 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
- Professionally designed landscape package
- Professional in-house design service
- Exterior textured wall finish with siding or banding and accents per plan

LUXURY FEATURES

- Textured finish on walls and ceiling
- Classic colonial moldings
- Colonial windows in select locations
- Solid Surface® windowsills
- Stylish lever door hardware
- 8' classic 2-panel interior doors (per plan)
- Spacious closets with ventilated shelving
- Plush, stain-resistant wall-to-wall carpeting in designer colors (per plan)
- Long-lasting 17" x 17" ceramic tile floors in kitchen, foyer, laundry and baths
- Air-conditioned laundry area with G.E. washer and dryer
- Spraycrete® top-coat finish on screened lanai
- Paver entry, walk and drive
- Decorative coach lights
- Professionally landscaped home site including mulch and automatic irrigation system
- Painted garage floor

QUALITY KITCHEN FEATURES

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

LUXURY BATH FEATURES

- Corian® countertops with integral sinks and eased edge in baths
- Ceramic tile walls and framed glass shower enclosure in master bath
- Recessed-panel wood veneer cabinets with stylish hardware
- Private water closet in master bath (per plan)
- Full-width vanity mirrors
- Chrome single lever faucets
- Water resistant drywall in all wet areas
- Designer vanity lights
- White tub in guest bath
- Mirrored medicine cabinets
- Vented exhaust fans in all baths
- Designer vanity lights

QUALITY CONSTRUCTION FEATURES

- Durable, reinforced concrete block construction
- Professionally engineered structural components
- Maintenance-free soffit and fascia
- Conveniently located exterior hose bibs
- Steel storm panels per plan or impact-resistant windows (per plan)
- PEX water lines throughout
- Roof with concrete roof tiles or roof with architectural shingles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

ENERGY-SAVING FEATURES

- Low-E PGT WinGuard® impact-resistant windows
- R-30 ceiling insulation
- Premium fiberglass-insulated entry door with weather stripping
- Energy-efficient air conditioning system (SEER rating varies per plan)
- All air-conditioning ductwork 3rd-party tested

QUALITY ELECTRIC FEATURES

- Decorá® light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Arc prevention circuits in bedrooms
- GFI safety outlets in all wet areas
- Recessed lighting package in select areas
- Hard-wired smoke detectors with battery backup
- Pre-wired for ceiling fans (per plan)
- Garage door operator with remote control
- GFI exterior outlet (per plan)

SMART HOME PACKAGE

NEAL SMART HOME

- Smart thermostat with Z-Wave Bridge Technology (Stand Alone)
- Smart entry door deadbolt with Z-Wave technology
- Connected HD video doorbell
- Smart hub to connect Z-Wave devices
- Structured wiring system, including Cat6 phone/data or RG6 cable outlet (choice of 5 locations)
- One Wireless Access Point pre-wire

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