

Kings Gate

GET MORE FROM YOUR DAY **EVERYDAY!**



NEALCOMMUNITIES
Where You Live Matters

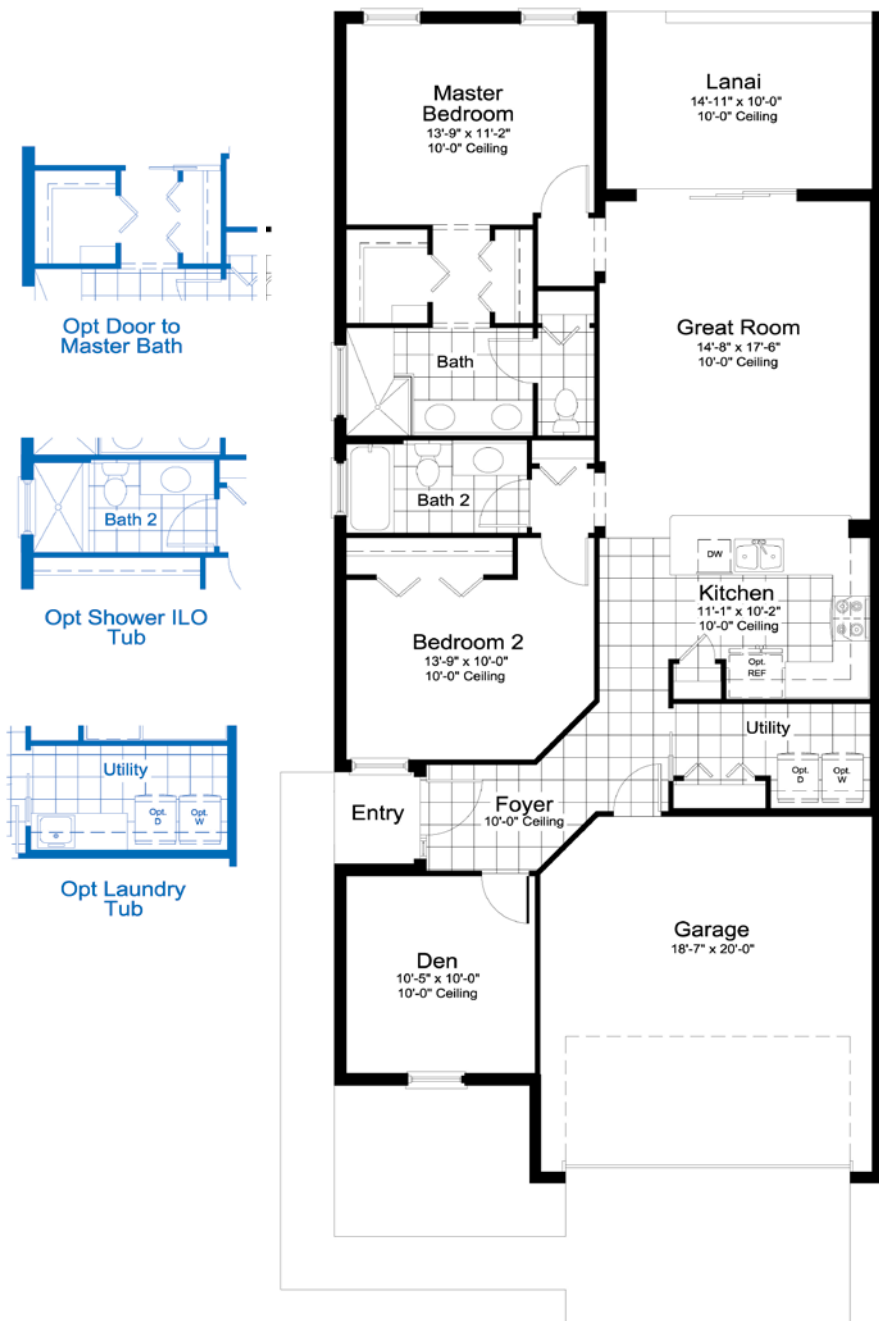
Kings Gate

AN ACTIVE LIFESTYLE STARTS HERE!



NEALCOMMUNITIES
Where You Live Matters

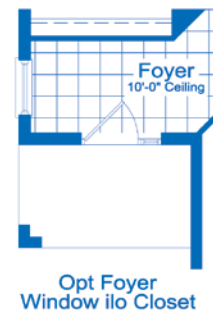
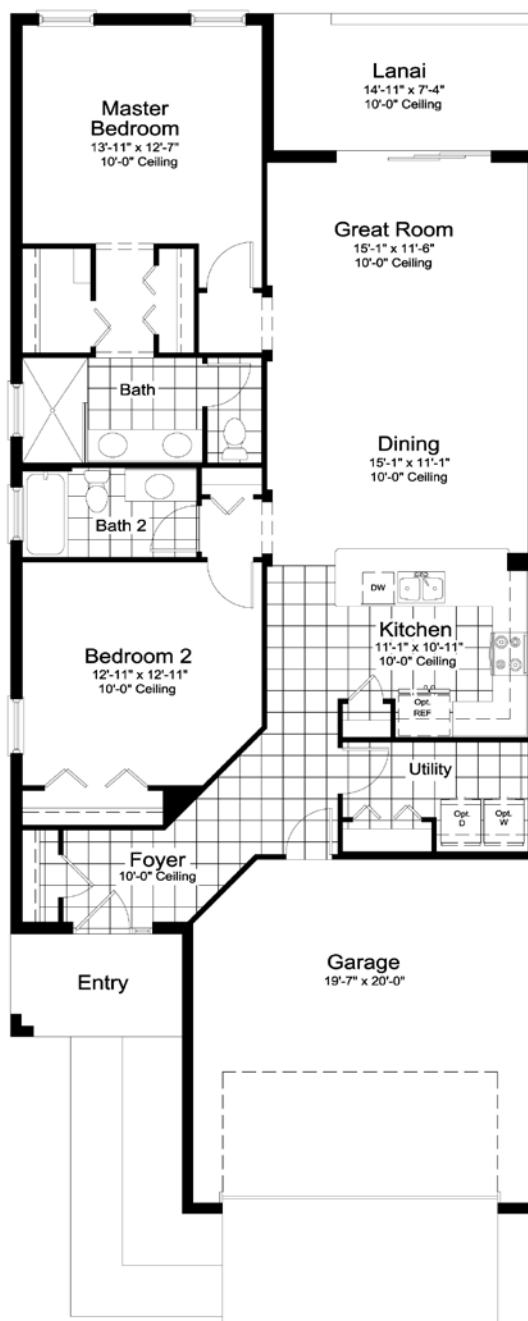
CYPRESS 1395 SQ FT • 2 BEDROOM • 2 BATH • DEN • 2-CAR GARAGE



ELEVATION N1		
Living	1395	SF
Garage	392	SF
Lanai	153	SF
Entry	23	SF
TOTAL		1963 SF

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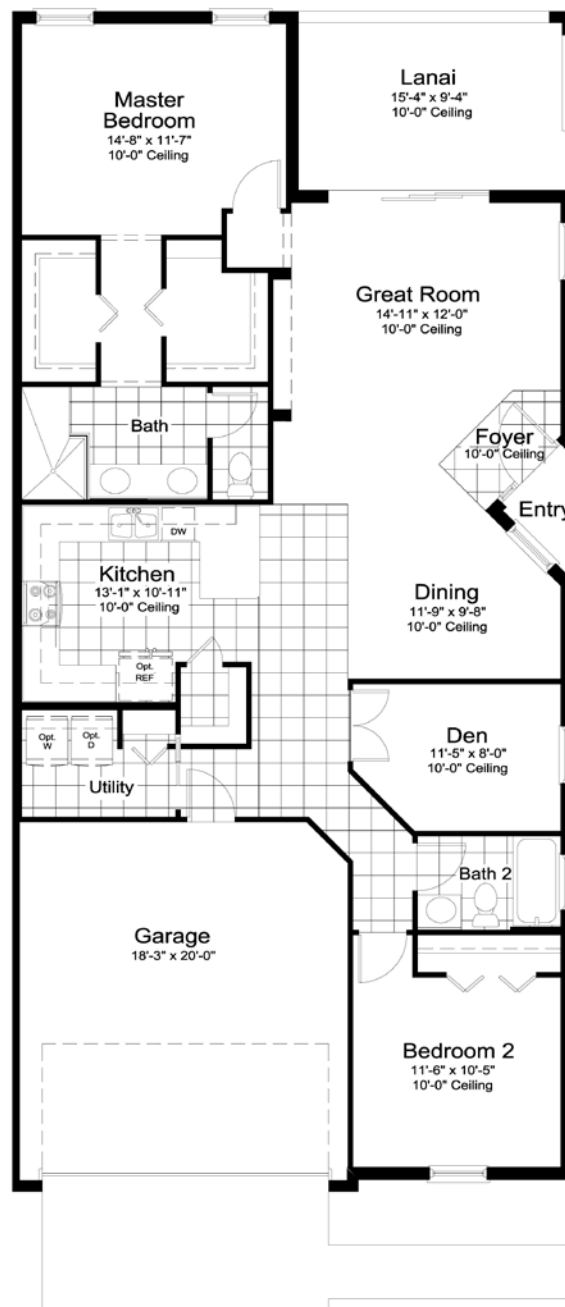
AUGUSTA 1443 SQ FT • 2 BEDROOM • 2 BATH • 2-CAR GARAGE



ELEVATION N1

Living	1443	SF
Garage	417	SF
Lanai	123	SF
Entry	60	SF
TOTAL	2043	SF

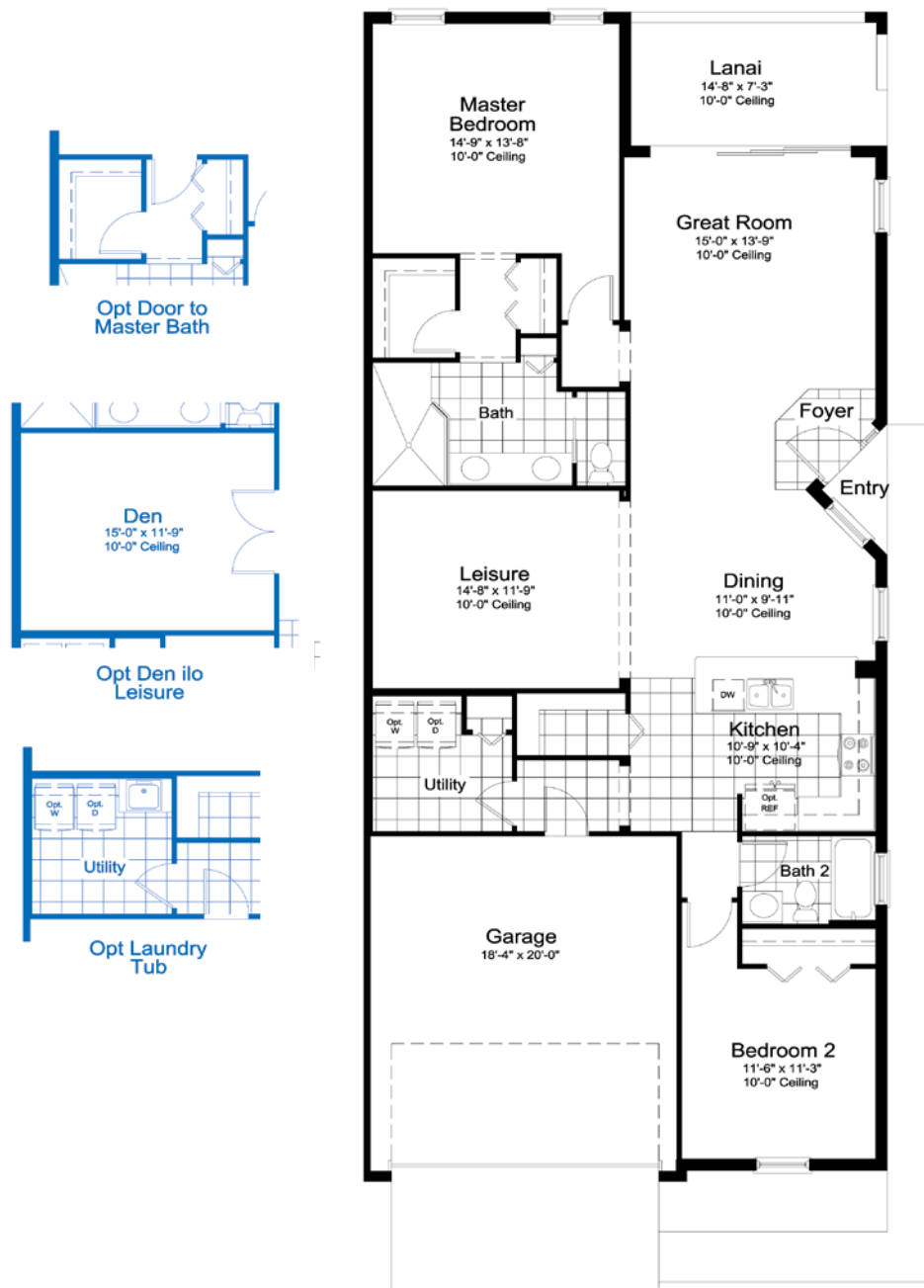
DORAL 1506 SQ FT • 2 BEDROOM • 2 BATH • DEN • 2-CAR GARAGE



ELEVATION N1

Living	1506	SF
Garage	384	SF
Lanai	153	SF
Entry	15	SF
TOTAL	2058	SF

VENETIAN 1660 SQ FT • 2 BEDROOM • 2 BATH • DEN/LEISURE ROOM • 2-CAR GARAGE



ELEVATION N1

Living	1660	SF
Garage	388	SF
Lanai	123	SF
Entry	15	SF
TOTAL	2186	SF

Kings Gate NEW HOME FEATURES

OVER 50 YEARS OF BUILDING AWARD-WINNING HOMES

- Over 100 successful communities and over 21,000 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

- Membership available in an 18-hole Executive Golf Course that welcomes golfers of all abilities
- Tennis, fitness, water aerobics, billiards, lawn bowling, and bocce ball
- Full suite of amenities with full-service dining, social events, activities and clubs that create a true sense of community and belonging

AWARD-WINNING DESIGN FEATURES

- Custom-designed Neo Classical elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding and accents per plan

LUXURY FEATURES

- Orange peel walls with knock-down ceiling texture
- Coffered ceiling in foyer
- Classic colonial moldings
- 5-1/4" colonial baseboards
- Colonial windows in select locations
- 2" blinds on all operable windows
- Decorative coach light
- Decorative Yard light on each building
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Gutters included at front entry per plan
- Professionally landscaped home site including mulch
- 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
- Spraycrete top-coat finish at entry and lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty (disposal not included)
 - Over-the-range microwave
 - Electric smooth-top range
 - Dishwasher
 - 1/2 HP disposal
- 36" upper 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

- Corian white countertops with integral sinks and eased edge in baths
- Ceramic tile shower 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
- Deco mirrored medicine cabinets per plan
- Outside vented exhaust fans in all baths

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 Cat6 phone/data or RG6 cable outlet (choice of five locations)
- One wireless access point prewire

QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction
- Maintenance-free soffit and fascia
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- CPVC or PEX water lines throughout
- 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

- Vinyl windows with Low-E glass
- Aluminum sliding glass doors
- 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
- 40 gallon electric 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 three locations
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan



NEAL GREEN HOME FEATURES

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

*Applies to homes permitted after March 1, 2022

Kings Gate HOMESITES



NEW NEAL HOMES WITH GOLF COURSE AND LAKE VIEWS

- VILLAS
- SINGLE-FAMILY HOMES
- M MODELS
- P PARKING

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