

**COVE
HOME SERIES**



SKYSAIL



NEALCOMMUNITIES
Where You Live Matters

COVE HOME SERIES



SKYSAIL

FAKA UNION CANAL



LEGEND

- Cruise Series
- Celebration Series
- Cove Series
- Linear Park

NEALCOMMUNITIES

Where You Live Matters



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COVE SERIES FEATURES



SKYSAIL

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 50 years of building award-winning homes
- Over 100 successful communities
- 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

- 246 acres of lakes offering beautiful waterfront views
- 2 dog parks, 3 community event lawns, a lakehouse and a wellness center
- 3-mile perimeter trail
- Resort-style pool, lap pool and a spa
- A fishing pier, 8 pickleball and 2 tennis courts plus an outdoor gaming area with ping-pong and checker tables
- Easy access to Paradise Coast Sports Complex, a premier sports and special events venue

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Tuscan, British West Indies, and Florida Modern elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professionally designed landscape package
- Professional in-house design service
- Neal Design Gallery offers choices for personalization of your home
- Exterior textured wall finish with siding OR banding and accents per plan
- The proven quality, service, and integrity of Neal Communities

LUXURY FEATURES

- Textured finish on walls and ceiling
- Classic colonial moldings
- 5-1/4" colonial baseboards
- Colonial windows (in select locations)
- Decorative coach lights
- Solid Surface window sills per plan
- Stylish lever door hardware
- Classic 2-panel interior doors
- Gutters included on sides per plan
- 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
- Air-conditioned laundry area with washer/dryer connections
- Painted garage floor
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty
 - Over-the-range microwave
 - Refrigerator
 - Gas range
 - Dishwasher
- Moen 1/2 HP disposal
- 42" upper Level 1 full overlay wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave/hood
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan



COVE SERIES FEATURES



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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 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

QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction (first floor only)
- Maintenance-free soffit and fascia
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- PEX water lines throughout
- Roof with concrete roof tiles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

ENERGY SAVING FEATURES

- Insulated Low-E double glazed windows and 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 or electric water heater per plan
- 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
- Arc prevention circuits in bedrooms
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan



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 to include five (5) Cat 5 phone/data outlets (choice of locations)
- One wireless access point prewire

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**COVE
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SKYSAIL



T-1



FM-1



BW-1

EVENTIDE 4

1,904 Sq Ft

1 Story

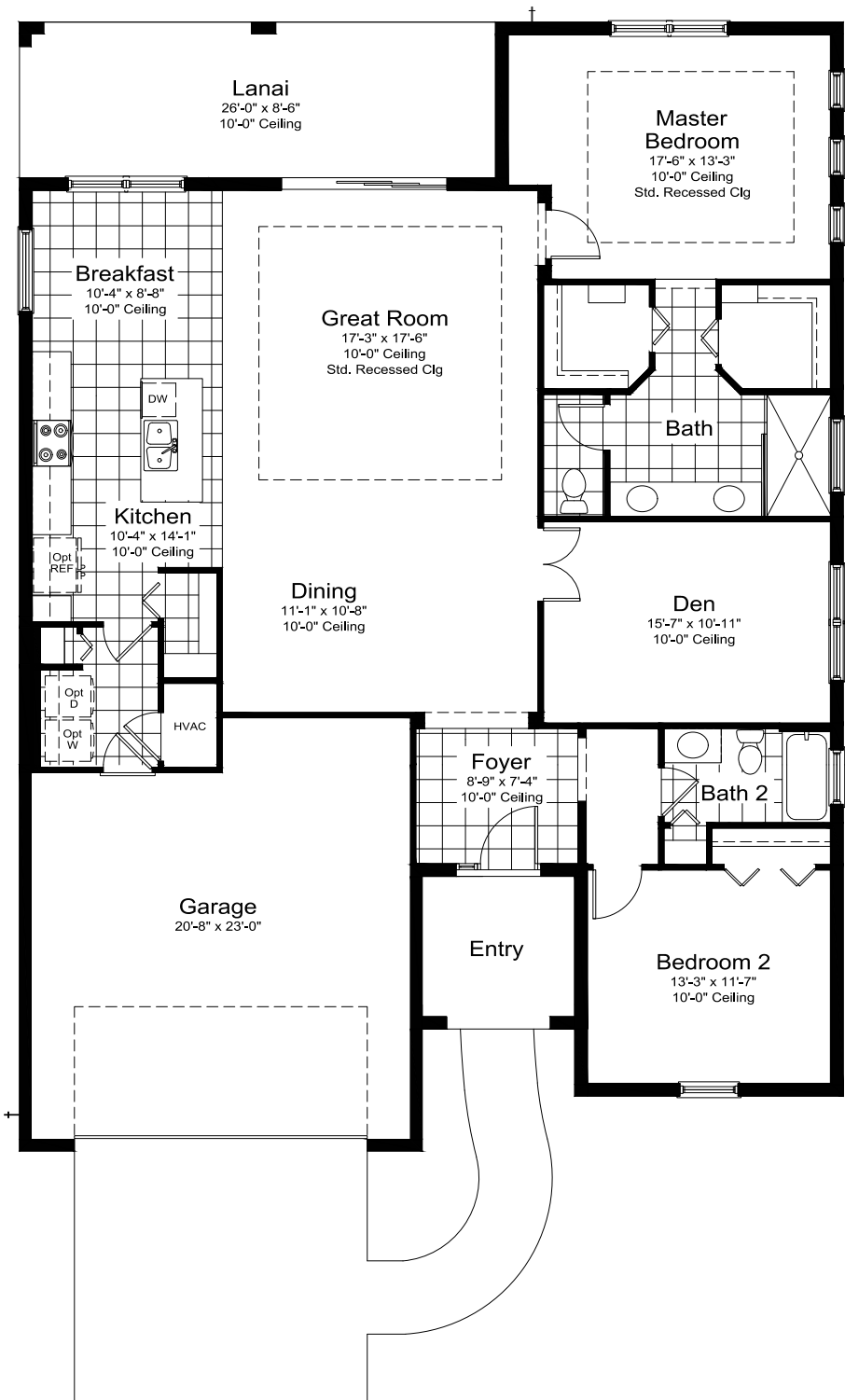
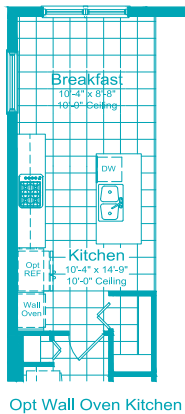
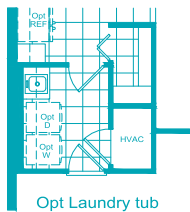
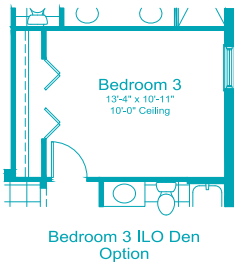
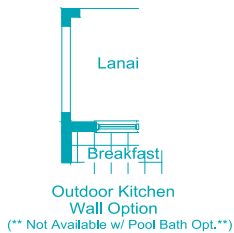
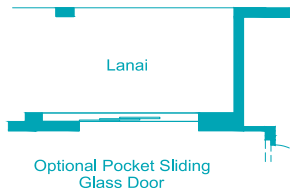
2 - 3 Beds

2 Baths

Den

2-Car Garage

2 Bedrooms, 2 Baths, Den, 2-Car Garage
Living Area 1,904 Sq. Ft.
Garage 482 Sq. Ft.
Lanai 221 Sq. Ft.
Entry 69 Sq. Ft.
Total Area 2,676 Sq. Ft.



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SKYSAIL



T-1



FM-1



BW-1

BRIGHT MEADOW 2

2,309 Sq Ft

1 Story

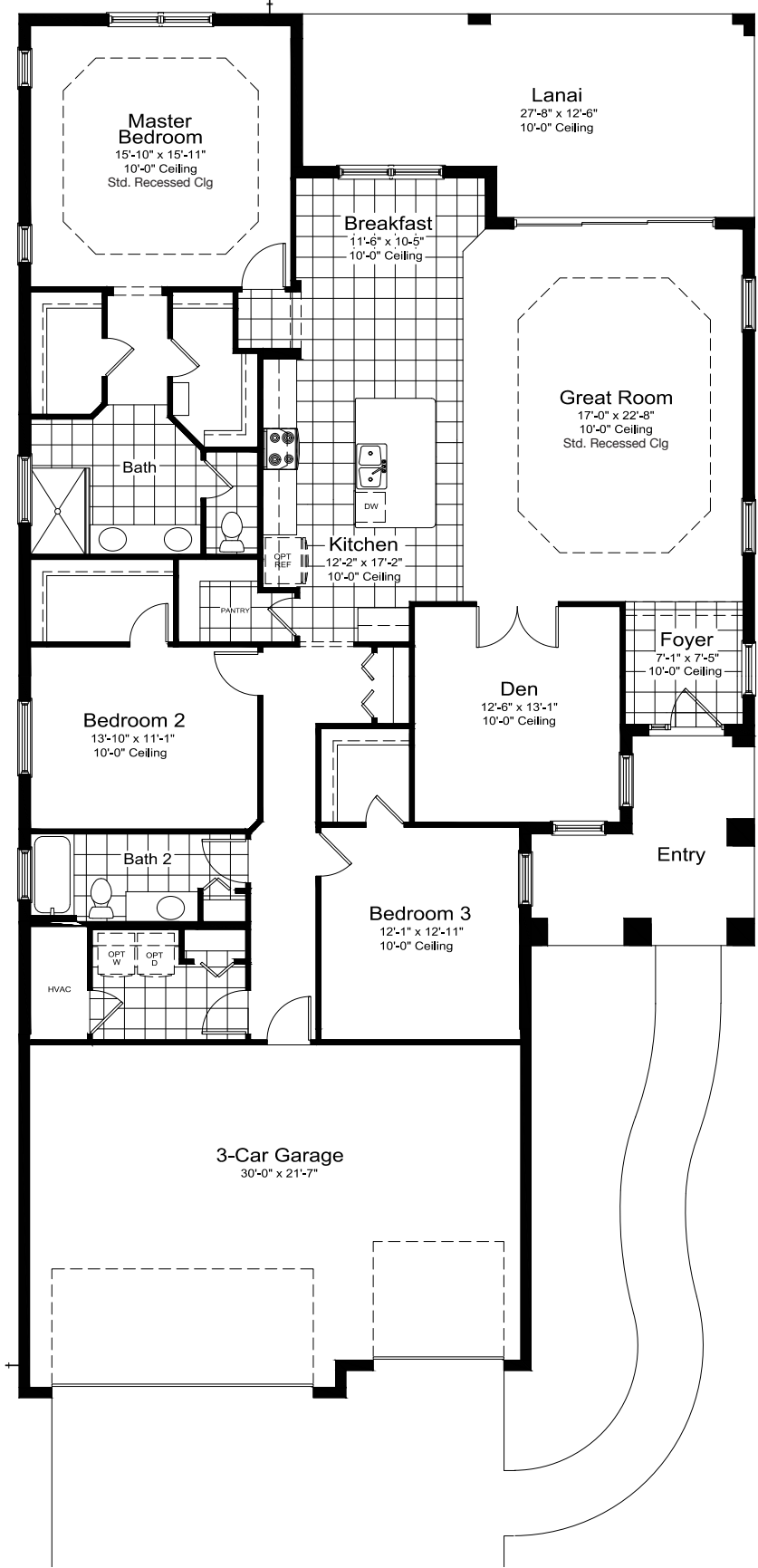
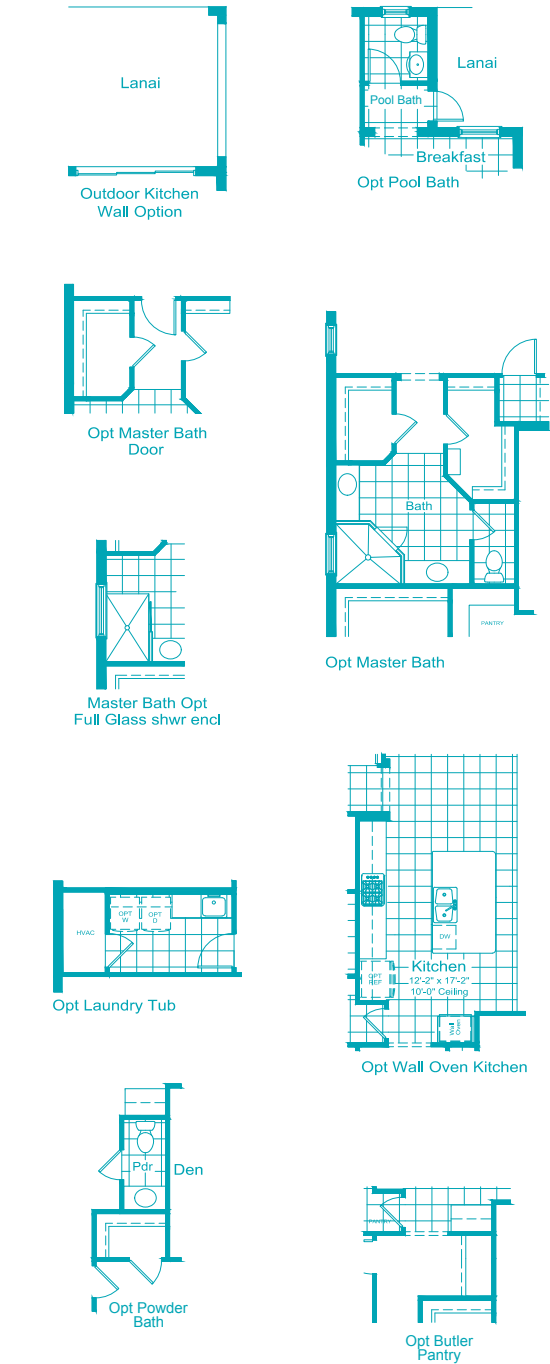
3 Beds

2 - 2.5 Baths

Den

3-Car Garage

3 Bedrooms, 2 Baths, Den, 3-Car Garage
Living Area 2,309 Sq. Ft.
Garage 657 Sq. Ft.
Lanai 308 Sq. Ft.
Entry 138 Sq. Ft.
Total Area 3,412 Sq. Ft.



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SEA MIST

2,427 Sq Ft

1 – 2 Story

3 – 4 Beds

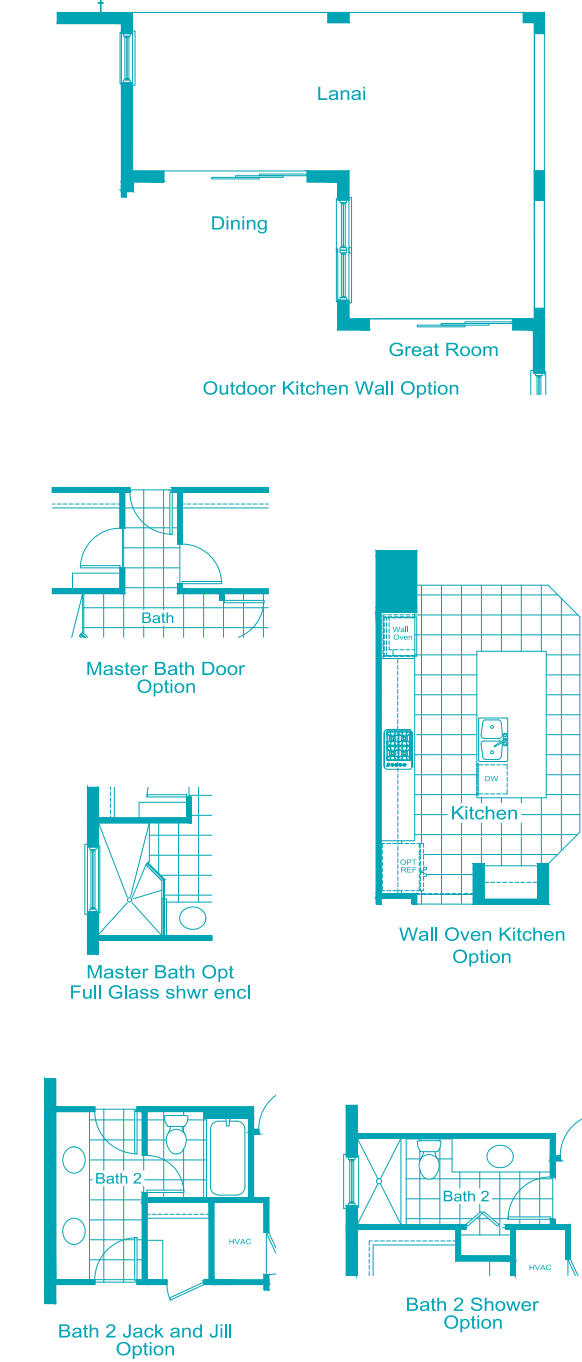
2.5 – 3.5 Baths

Den

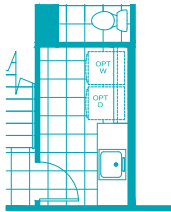
3-Car Garage

3 Bedrooms, 2.5 Baths, Den, 3-Car Garage

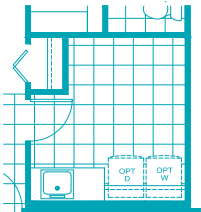
Living Area	2,427 Sq. Ft.
Garage	638 Sq. Ft.
Lanai	375 Sq. Ft.
Entry	118 Sq. Ft.
Total Area	3,558 Sq. Ft.



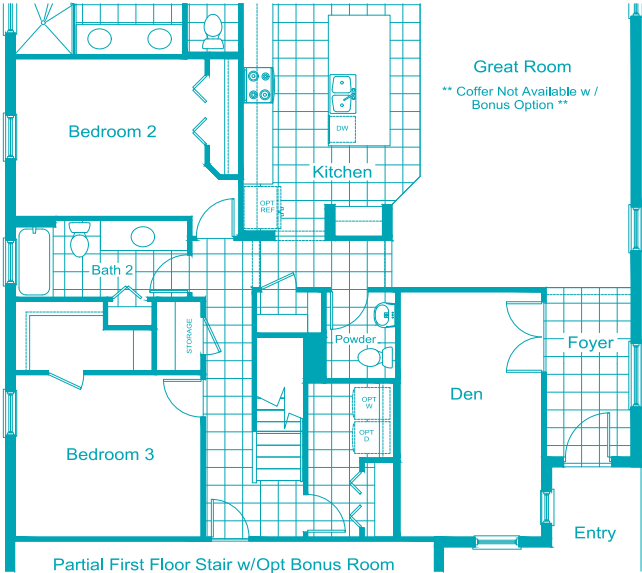
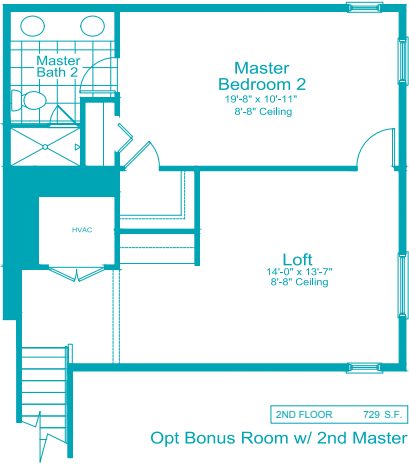
3 Bedrooms, 2.5 Baths, Den, 3-Car Garage
Living Area 2,427 Sq. Ft.
Garage 638 Sq. Ft.
Lanai 375 Sq. Ft.
Entry 118 Sq. Ft.
Total Area 3,558 Sq. Ft.



Opt. Bonus Laundry
Tub Option



Laundry Tub
Option



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HARVEST 3

2,456 Sq Ft

1 - 2 Story

3 - 5 Beds

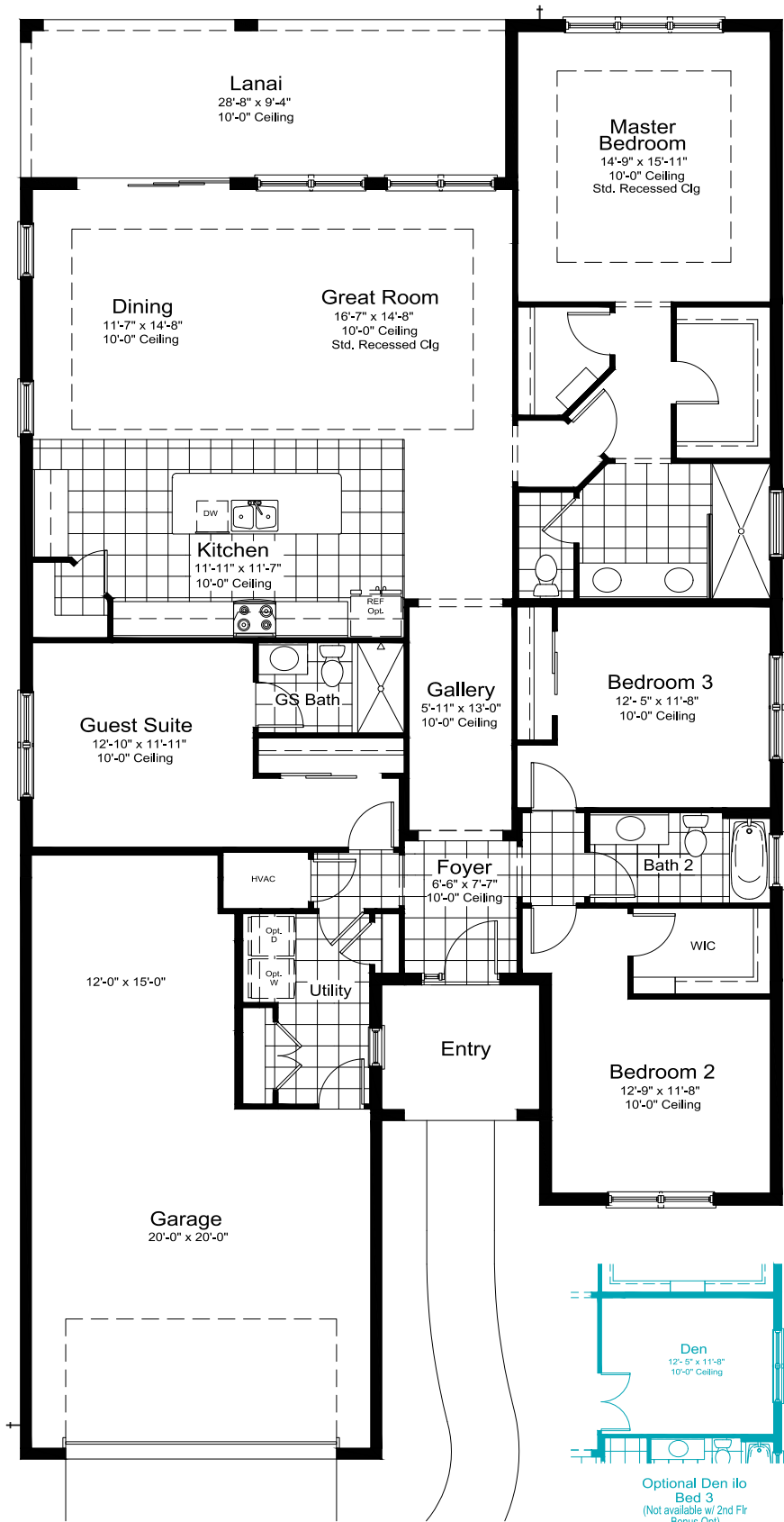
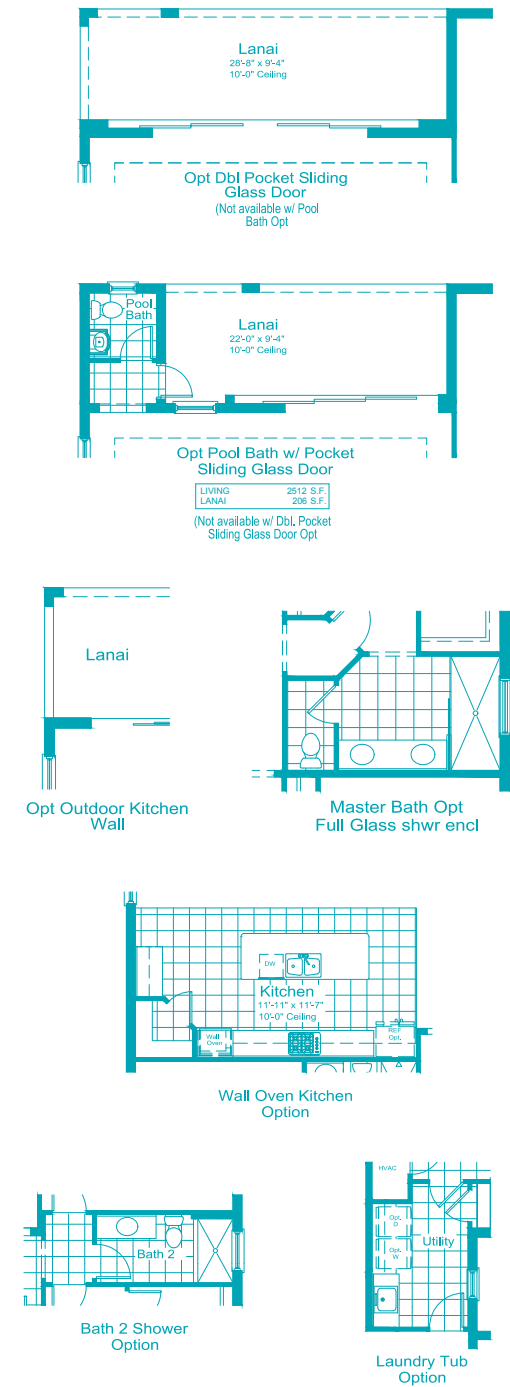
Guest Suite

3 - 4 Baths

2-Car Garage

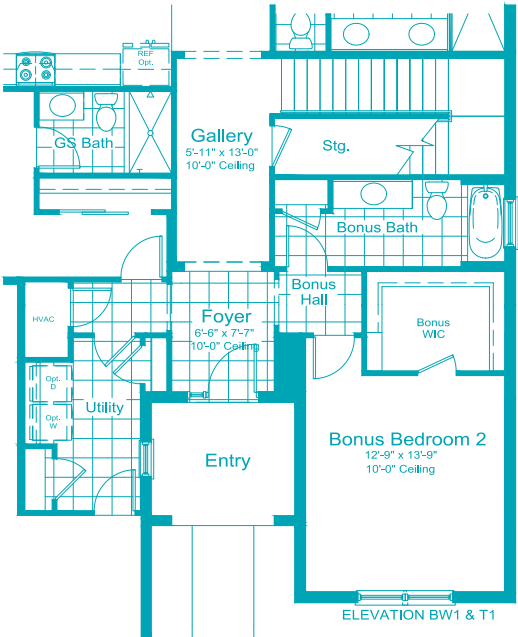
3 Bedrooms, Guest Suite, 3 Baths,
2-Car Garage

Living Area 2,456 Sq. Ft.
Garage 631 Sq. Ft.
Lanai 268 Sq. Ft.
Entry 75 Sq. Ft.
Total Area 3,430 Sq. Ft.

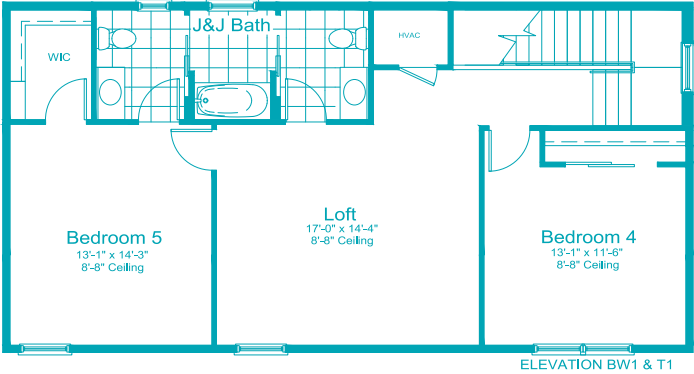


3 Bedrooms, Guest Suite, 3 Baths, 2-Car Garage

Living Area 2,456 Sq. Ft.
Garage 631 Sq. Ft.
Lanai 268 Sq. Ft.
Entry 75 Sq. Ft.
Total Area 3,430 Sq. Ft.

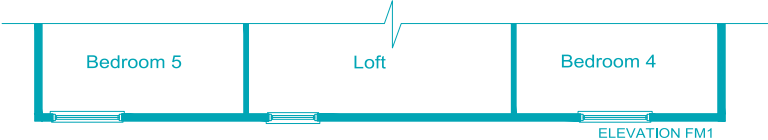


Partial First Floor w/
Opt Bonus Room



Optional 2nd
Floor Bonus

2ND FLOOR 937 S.F.



Optional 2nd
Floor Bonus

2ND FLOOR 937 S.F.



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