



# TIDE MARSH

## CELEBRATION HOME SERIES



**NEAL**COMMUNITIES.COM  
Where You Live Matters



# TIDE MARSH

## CELEBRATION SERIES FEATURES

### **SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER**

- 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

### **NEIGHBORHOOD FEATURES**

- Close proximity to Estero Bay Preserve State Park and Fort Myers Beach
- A short drive from all that Fort Myers has to offer
- A gated, maintenance assisted community
- Home sites with water views
- No CDD fees

### **AWARD-WINNING DESIGN FEATURES**

- Choice of custom-designed Coastal and Island 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
- 3-1/4" 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 front 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 recessed panel 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





# TIDE MARSH

## CELEBRATION SERIES FEATURES

### 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
- Recessed panel wood veneer cabinets with stylish hardware (Timberlake)
- 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



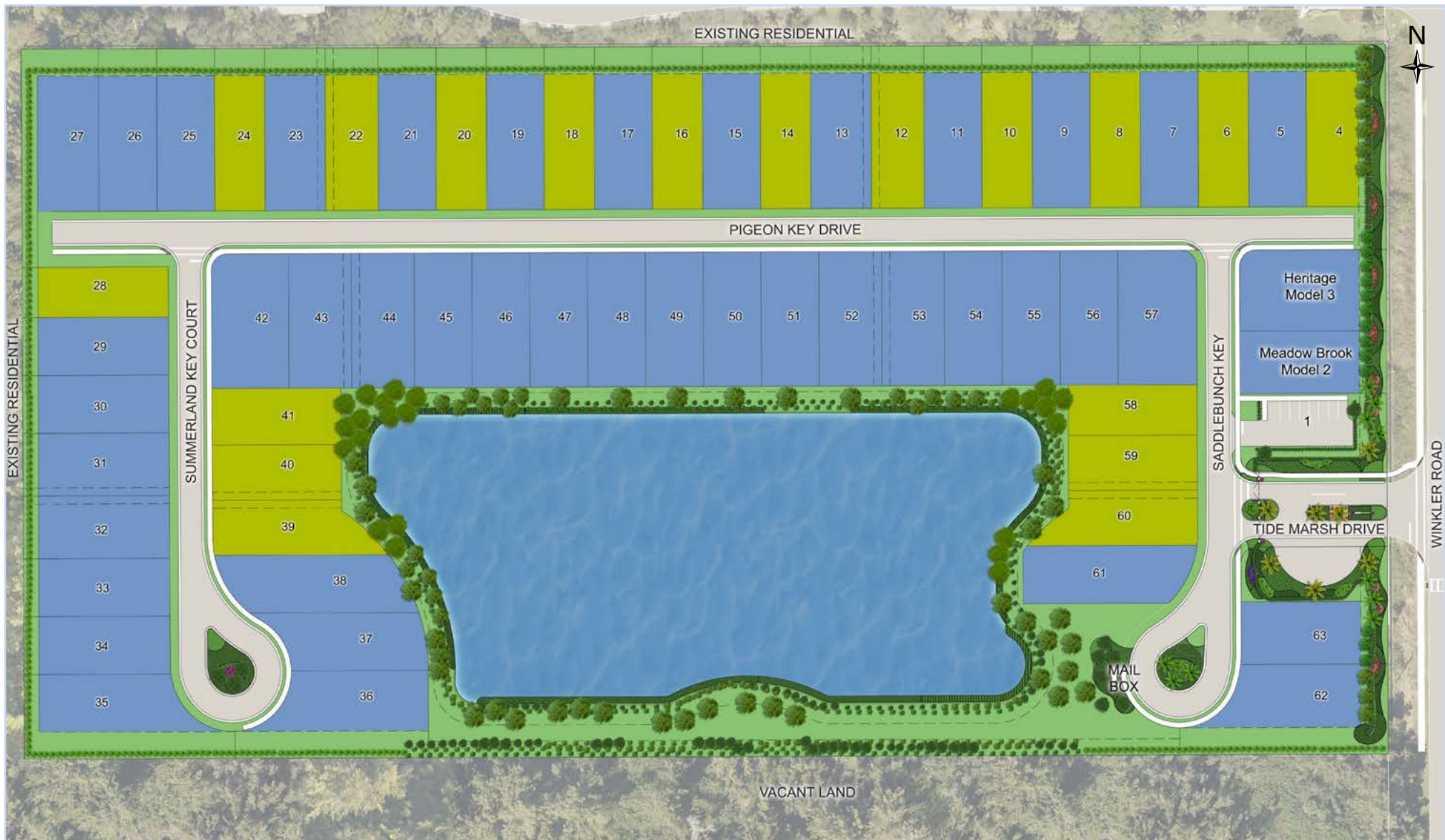
### SMART HOME PACKAGE

- 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

17807 Saddlebunch Key, Fort Myers, Florida, 33908  
239.307.6565 | [NealCommunities.com](https://www.NealCommunities.com)







**CRUISE SERIES**  
**1,531 – 2,428 SQ. FT.**  
 1- and 2-Story Floorplans  
 3 – 4 Bedrooms  
 2 – 2.5 Baths  
 2-Car Garage  
 Covered Entry and Lanai



**CELEBRATION SERIES**  
**1,812 – 3,014 SQ. FT.**  
 1- and 2-Story Floorplans  
 3 – 5 Bedrooms  
 2 – 4 Baths  
 2 – 3 Car Garage  
 Covered Entry and Lanai

**LEGEND**

- Cruise Series
- Celebration Series

**NEALCOMMUNITIES.COM**

Where You Live Matters



# TIDE MARSH

## MEADOWBROOK

CELEBRATION HOME SERIES



# MEADOWBROOK

## Elevation C-1

3-4 Bedrooms, 2-3 Baths, 3-Car Garage

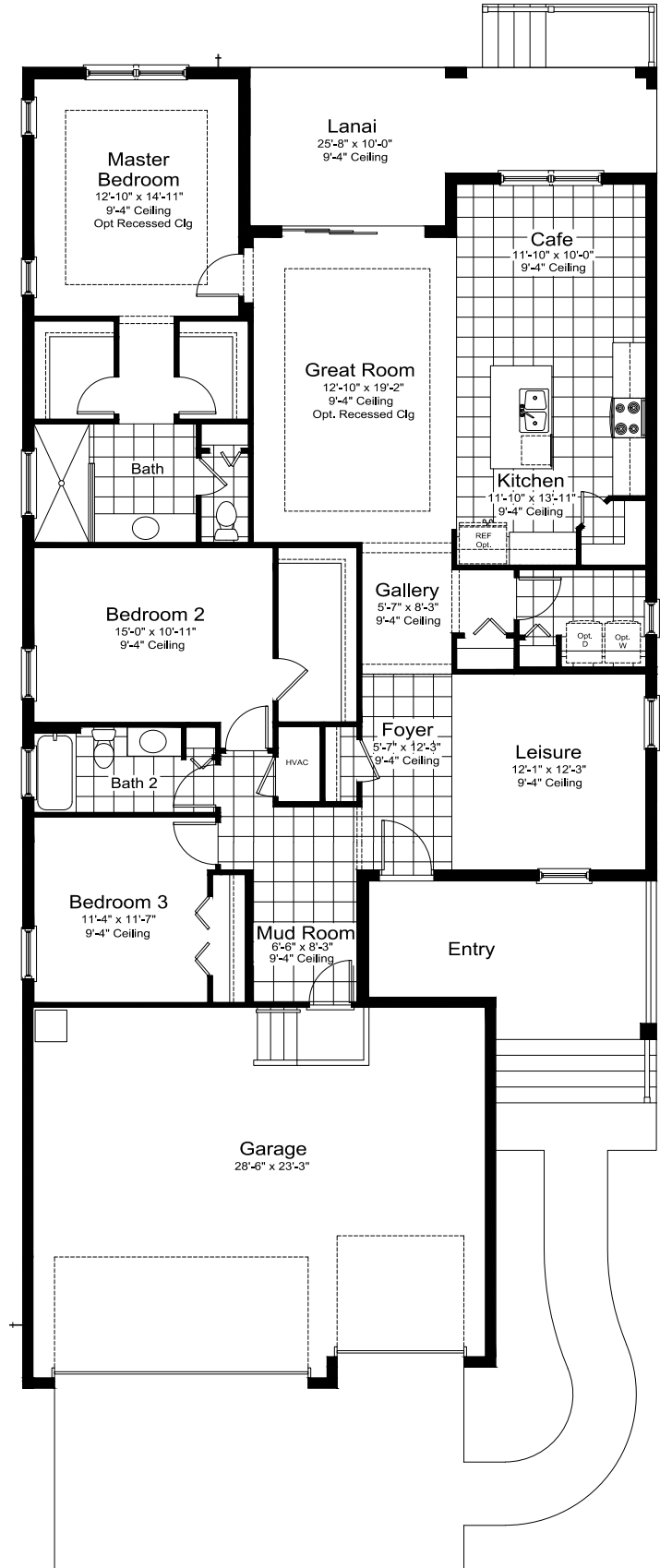
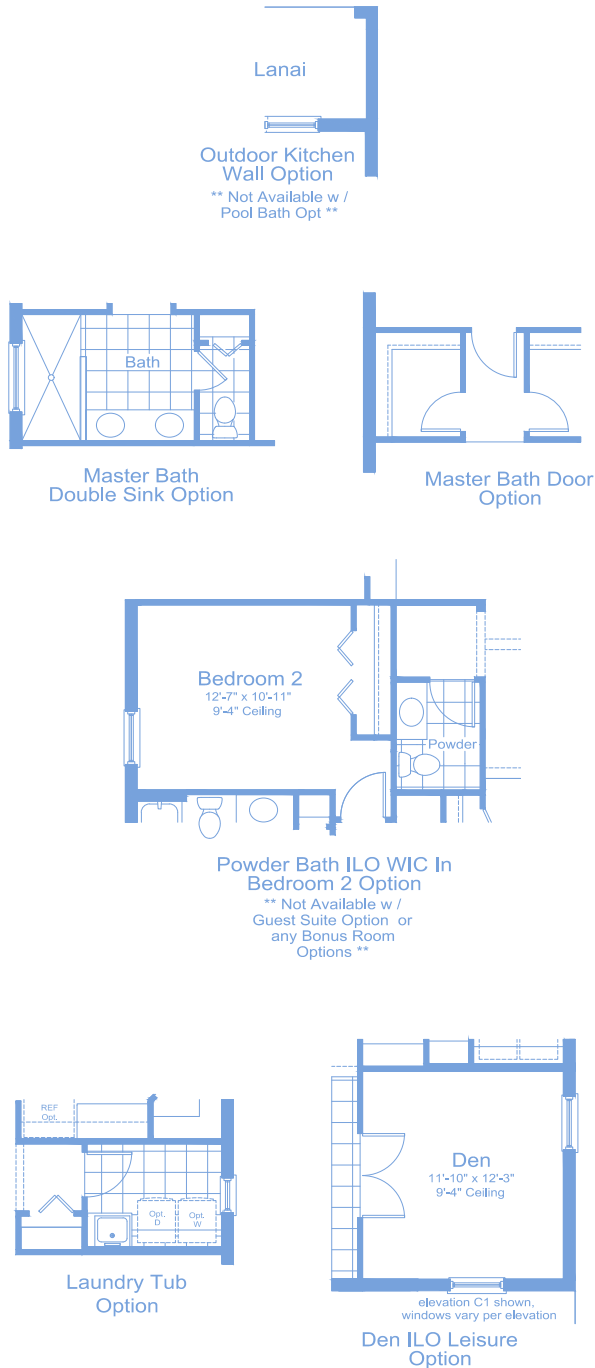
Living Area 2,014 Sq. Ft.

Garage 709 Sq. Ft.

Lanai 212 Sq. Ft.

Entry 160 Sq. Ft.

**Total Area 3,095 Sq. Ft.**



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# MEADOWBROOK

Elevation C-1

3-4 Bedrooms, 2-3 Baths, 3-Car Garage

Living Area 2,014 Sq. Ft.

Garage 709 Sq. Ft.

Lanai 212 Sq. Ft.

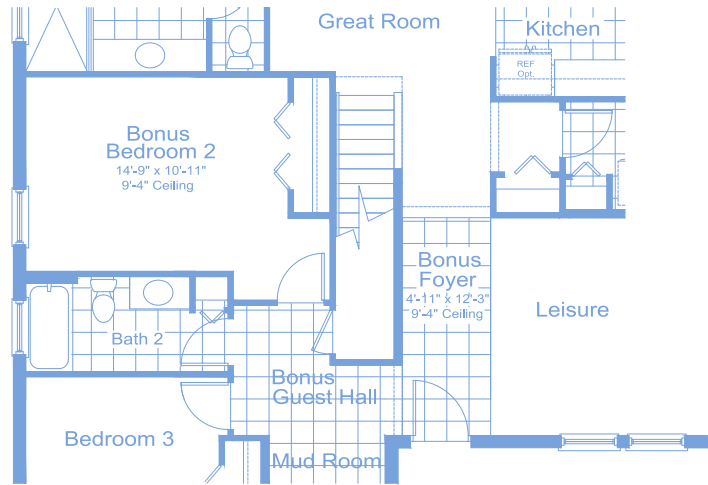
Entry 160 Sq. Ft.

**Total Area 3,095 Sq. Ft.**

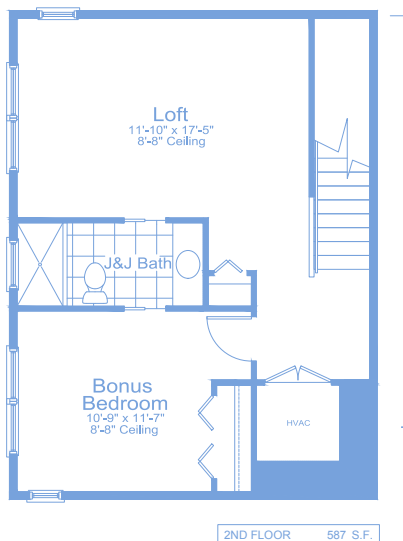
I-1 BONUS



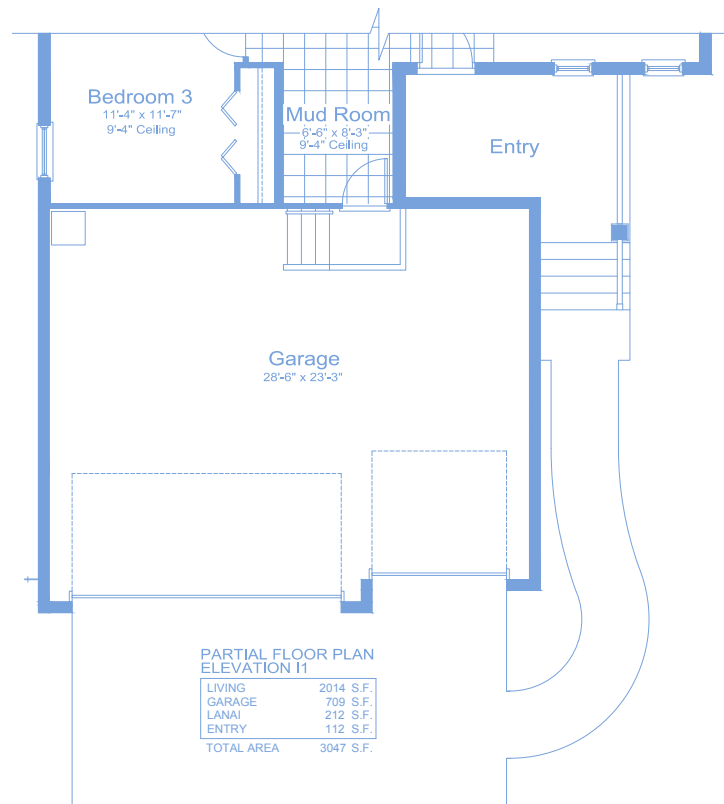
C-1 BONUS



Partial First Floor  
Stair w/ Opt Bonus Room



Opt Bonus w/ Bonus Bed and J&J Bath



PARTIAL FLOOR PLAN ELEVATION I1	
LIVING	2014 S.F.
GARAGE	709 S.F.
LANAI	212 S.F.
ENTRY	112 S.F.
TOTAL AREA	3047 S.F.



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# **TIDE MARSH**

## **FRESH SPRING**

### **CELEBRATION HOME SERIES**





# FRESH SPRING

## Elevation C-1

3 Bedrooms, 2 Baths, 2-Car Garage

Living Area 1,812 Sq. Ft.

Garage 514 Sq. Ft.

Lanai 139 Sq. Ft.

Entry 23 Sq. Ft.

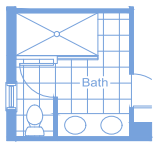
**Total Area 2,488 Sq. Ft.**



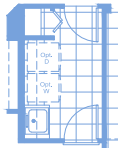
Lanai  
Outdoor Kitchen  
Wall Option



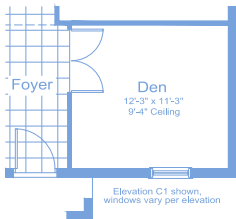
Lanai  
Pocket Slider Dr  
Option



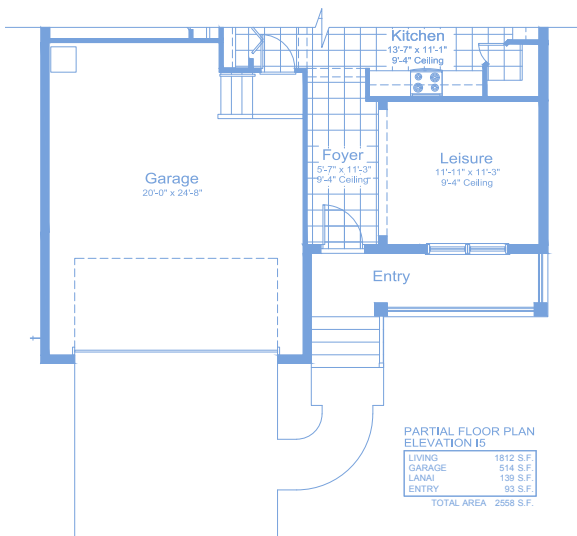
Master Bath Double  
Sink Option  
\*\*Not available w/ Master  
Bath Option\*\*



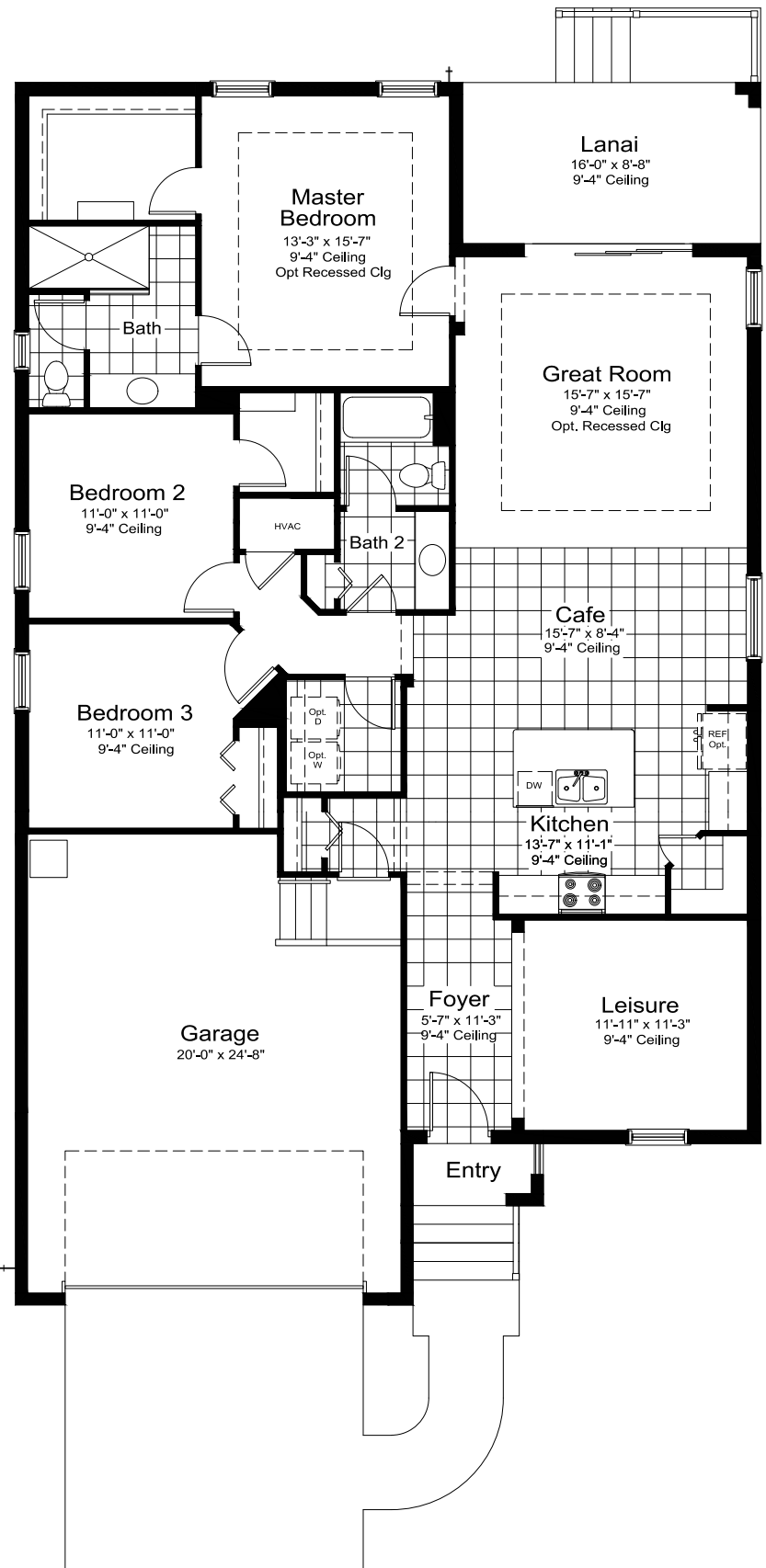
Opt Utility  
\*\*Not available w/ Garage  
Hall Cabinet Option\*\*



Den ILO Leisure  
Option



PARTIAL FLOOR PLAN  
ELEVATION IS  
LIVING 1812 S.F.  
GARAGE 514 S.F.  
LANAI 139 S.F.  
ENTRY 23 S.F.  
TOTAL AREA 2588 S.F.



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# **TIDE MARSH**

## **STARLIGHT 2**

**CELEBRATION HOME SERIES**



# STARLIGHT 2

## Elevation C-1

3 Bedrooms, 2.5 Baths, 2-Car Garage

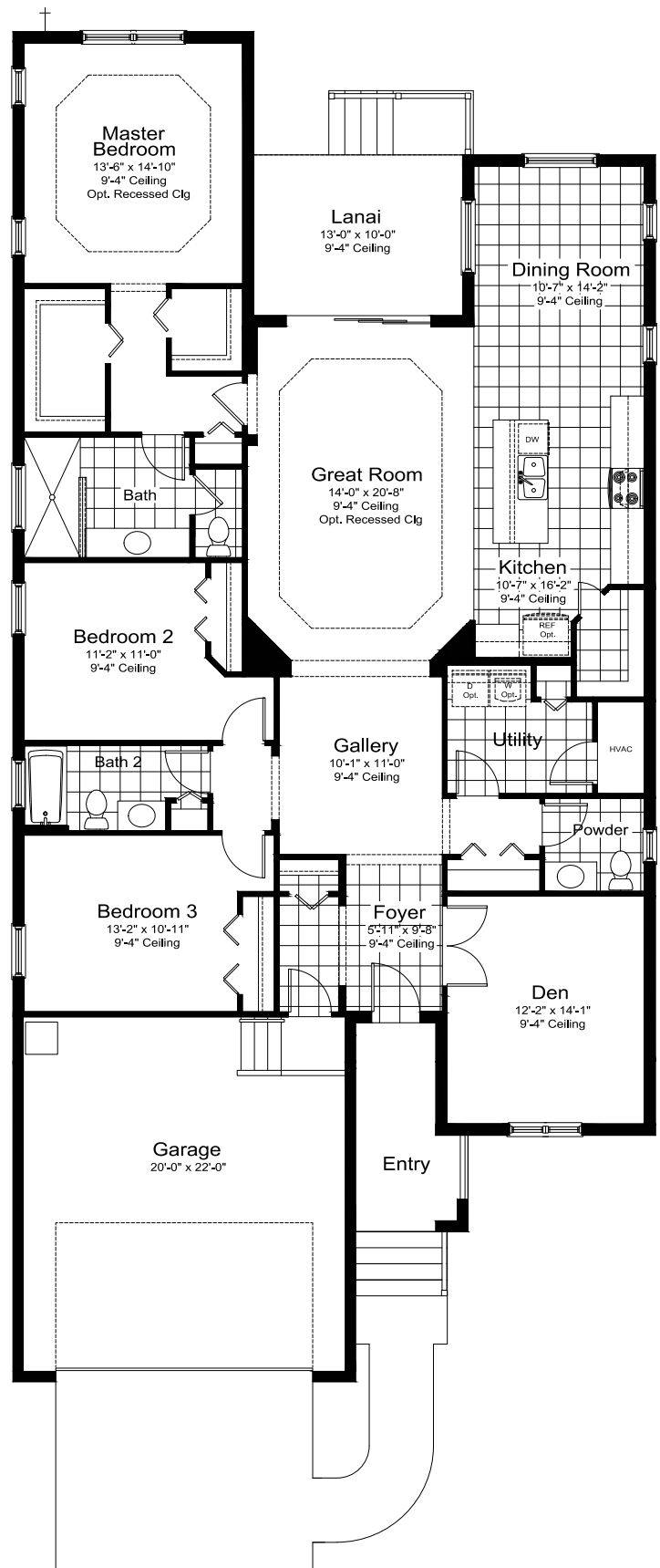
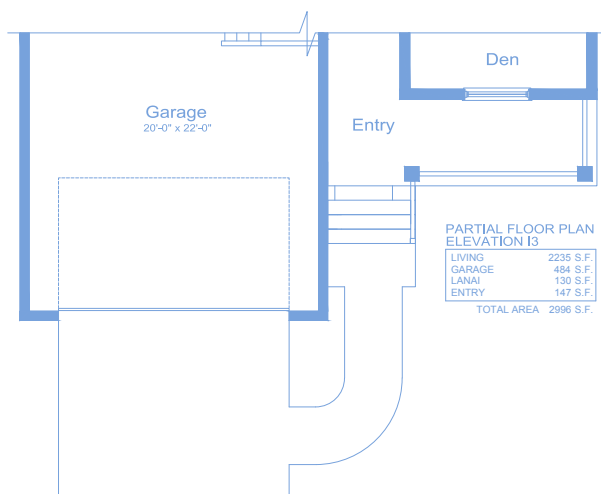
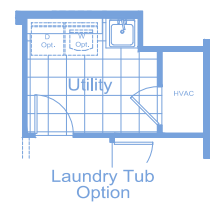
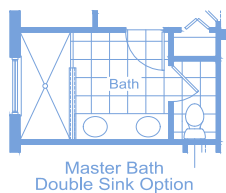
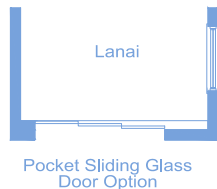
Living Area 2,235 Sq. Ft.

Garage 484 Sq. Ft.

Lanai 130 Sq. Ft.

Entry 76 Sq. Ft.

**Total Area 2,925 Sq. Ft.**



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# **TIDE MARSH**

## **SILVERMIST 4**

**CELEBRATION HOME SERIES**



# SILVERMIST 4

## Elevation I-2

4-5 Bedrooms, 3-4 Baths, 3-Car Garage

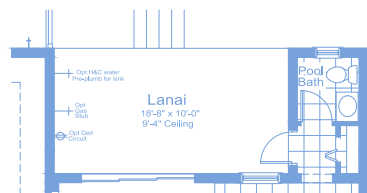
Living Area 3,014 Sq. Ft.

Garage 709 Sq. Ft.

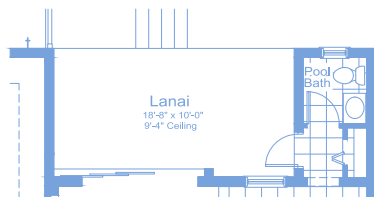
Lanai 187 Sq. Ft.

Entry 167 Sq. Ft.

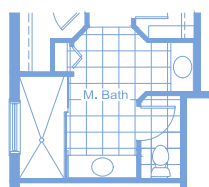
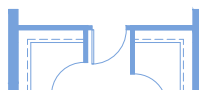
**Total Area 4,077 Sq. Ft.**



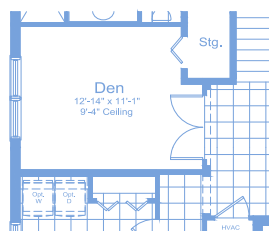
Outdoor Kitchen  
gas/pre-plumb and ded.  
circuit options shown  
when opt pool bath is  
selected



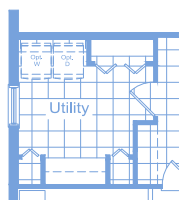
Pocket Sliding  
Glass Door Option



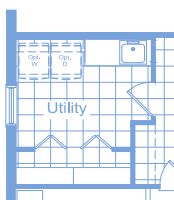
Master Bath Opt  
Full Glass shwr end



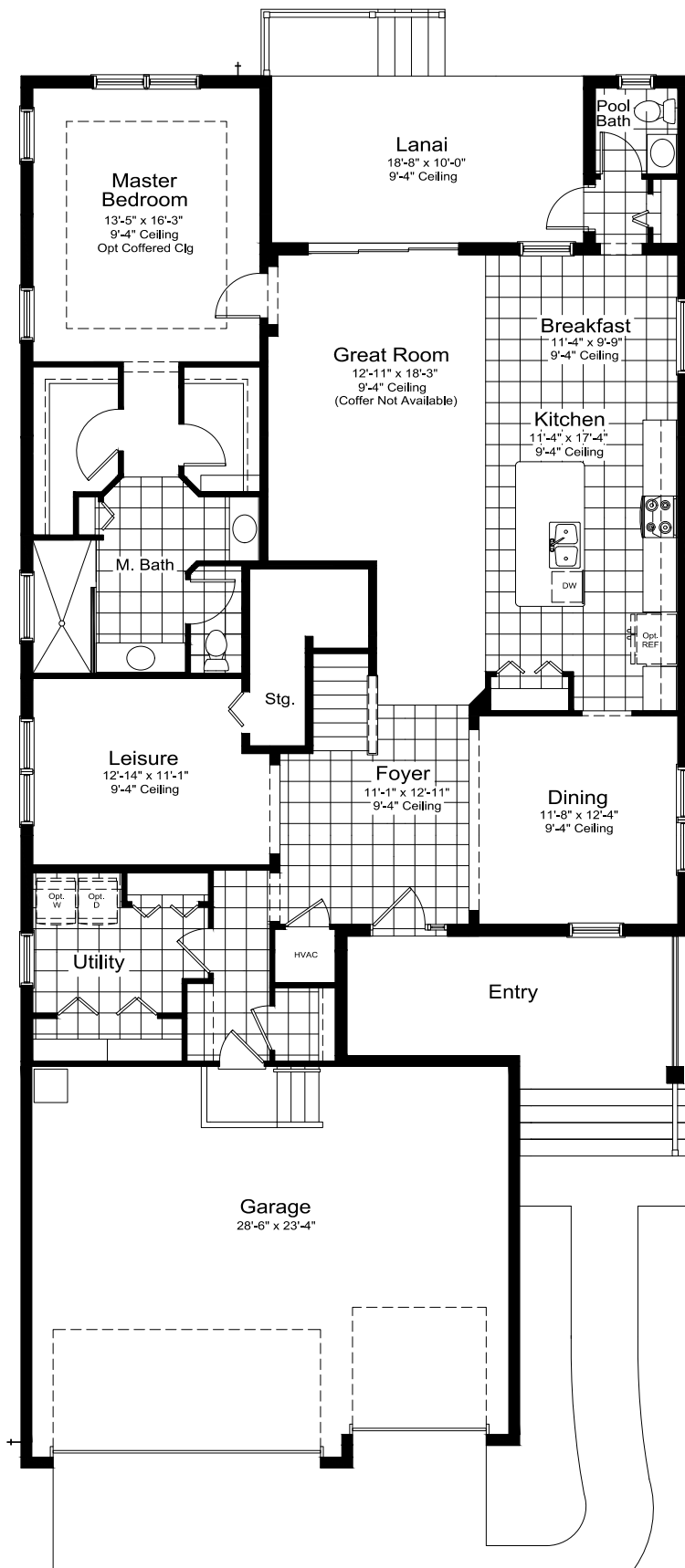
Optional Den  
ilo Leisure



Utility/Hobby  
Option



Laundry Tub  
Option



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# SILVERMIST 4

Elevation I-2 Upper Floor

4-5 Bedrooms, 3-4 Baths, 3-Car Garage

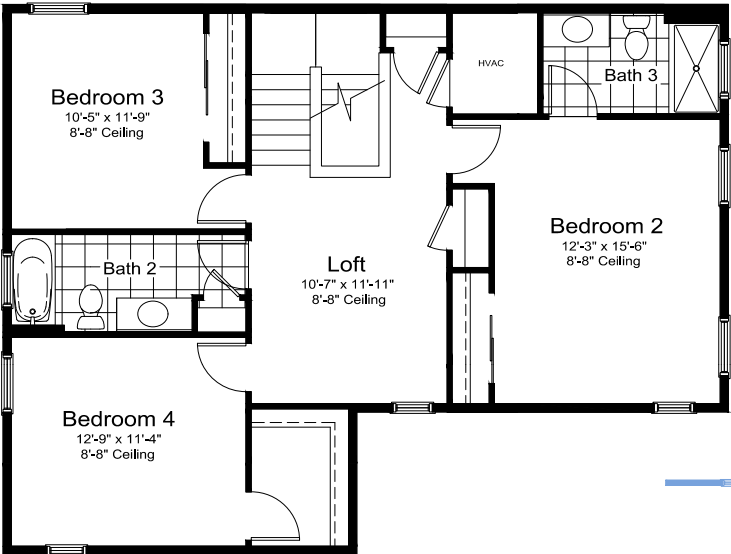
Living Area 3,014 Sq. Ft.

Garage 709 Sq. Ft.

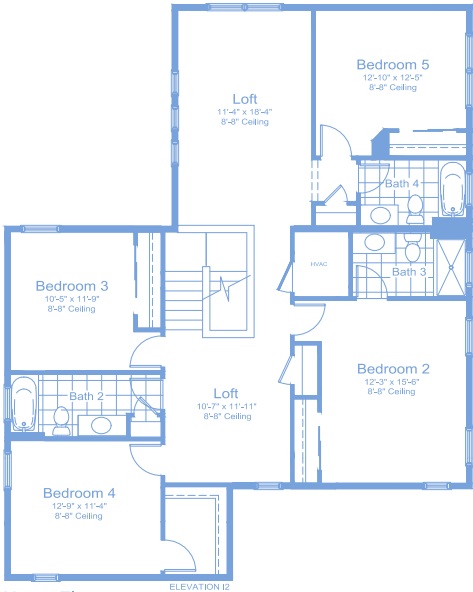
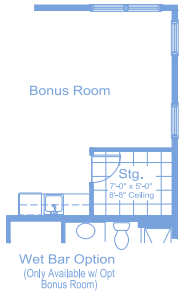
Lanai 187 Sq. Ft.

Entry 167 Sq. Ft.

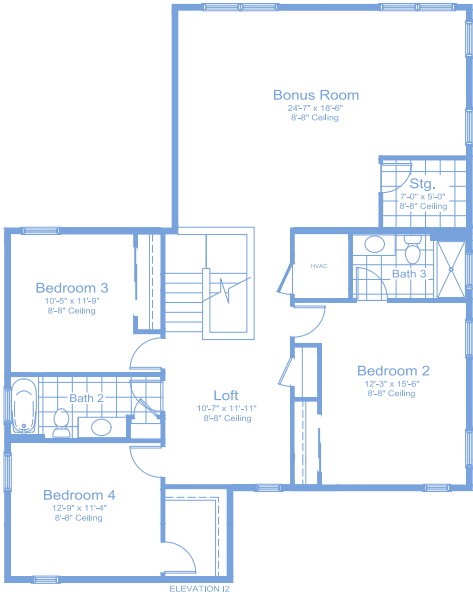
Total Area 4,077 Sq. Ft.



Upper Floor



Upper Floor  
Loft w/ Bed 5 Option  
UPPER FLOOR w/ Bonus 1479 S.F.  
Elevation I2 shown, windows vary per elevation



Upper Floor  
Bonus Room Option  
UPPER FLOOR w/ Bonus 1479 S.F.  
Elevation I2 shown, windows vary per elevation





# **TIDE MARSH TRIUMPH**

**CELEBRATION HOME SERIES**



# TRIUMPH

## Elevation C-1

3-4 Bedrooms, Guest Suite, 3-4.5 Baths,

2-Car Garage

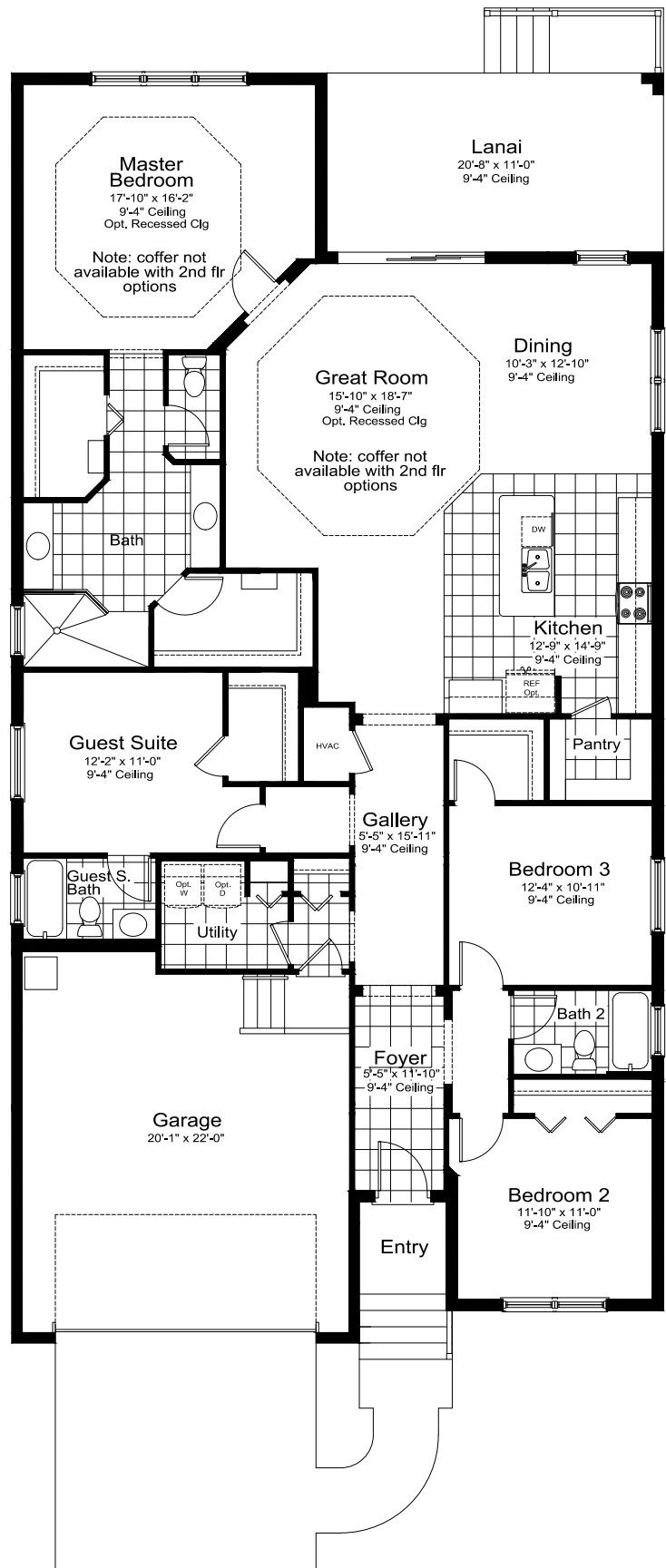
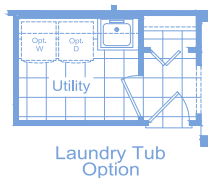
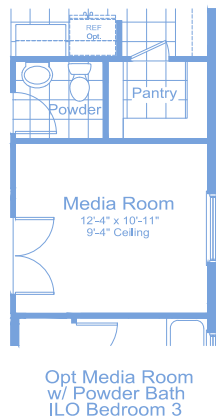
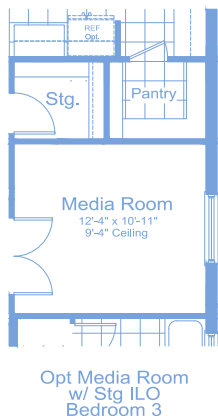
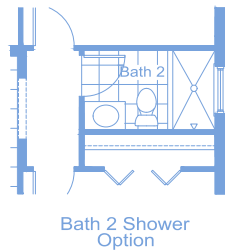
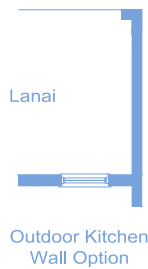
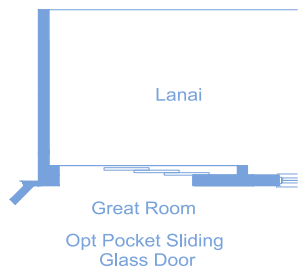
Living Area 2,332 Sq. Ft.

Garage 488 Sq. Ft.

Lanai 228 Sq. Ft.

Entry 30 Sq. Ft.

**Total Area 3,078 Sq. Ft.**



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# TRIUMPH

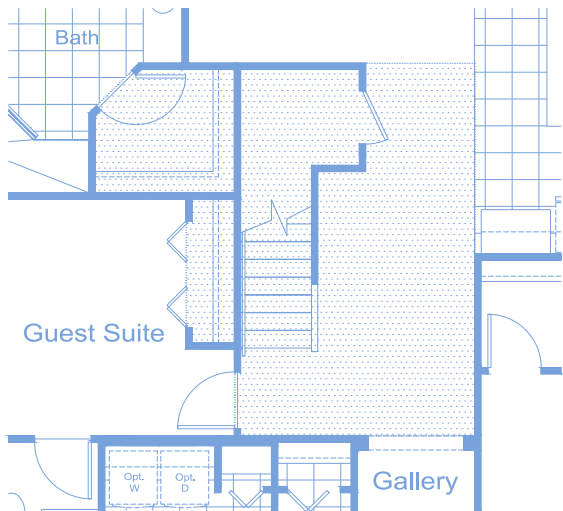
## Elevation C-1

3-4 Bedrooms, Guest Suite, 3-4.5 Baths,  
2-Car Garage  
Living Area 2,332 Sq. Ft.  
Garage 488 Sq. Ft.  
Lanai 228 Sq. Ft.  
Entry 30 Sq. Ft.  
**Total Area 3,078 Sq. Ft.**

C-1 BONUS



I-3 BONUS

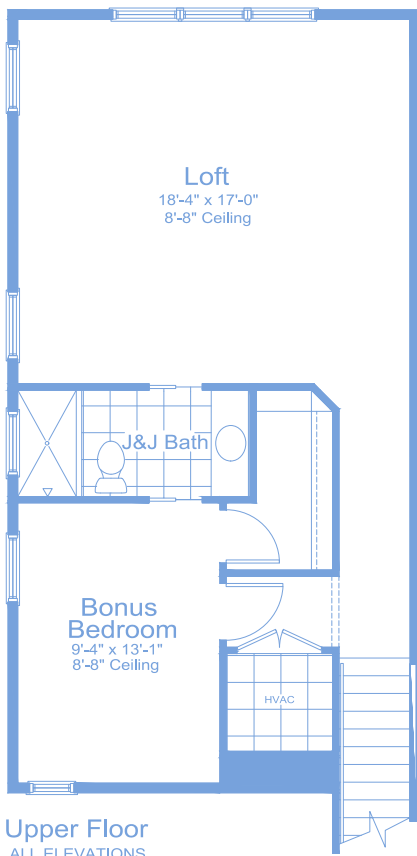


1st Floor when Bonus Room Opt selected

(hatched area represents area changed  
when adding opt bonus room)

### ALL ELEVATIONS

1st FLOOR	2332 S.F.
OPT BONUS	687 S.F.
TOTAL LIVING:	3019 S.F.



Upper Floor

ALL ELEVATIONS

Upper Floor W/ Loft, Bonus Bedroom  
& Jack and Jill Bath Opt



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