



TIDE MARSH

CELEBRATION HOME SERIES



NEALCOMMUNITIES.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



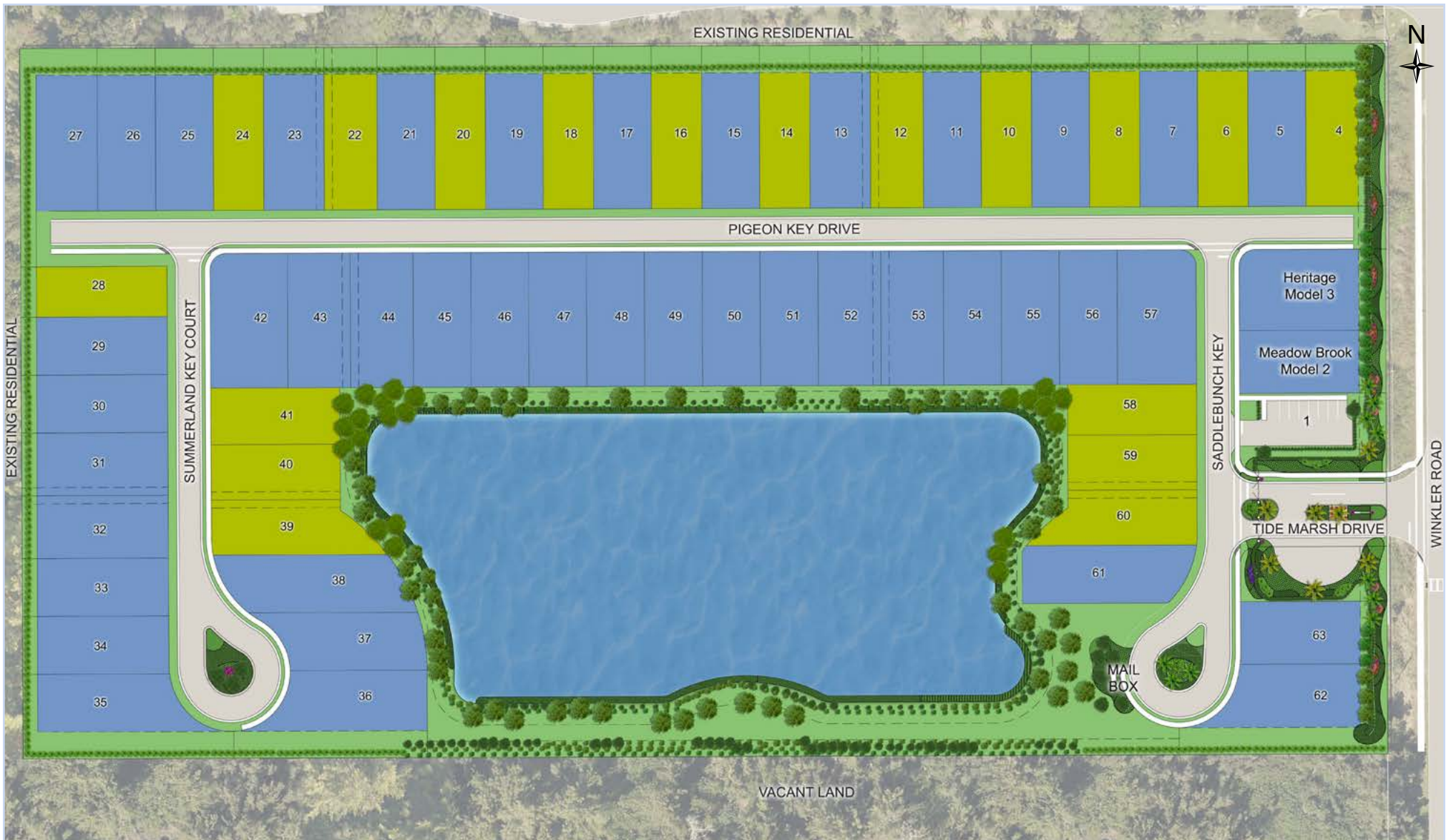
SMART HOME PACKAGE

- 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

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TIDE MARSH

MEADOWBROOK

CELEBRATION HOME SERIES



MEADOWBROOK

Elevation C-1

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

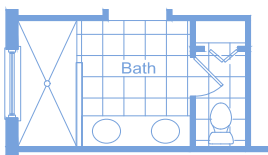
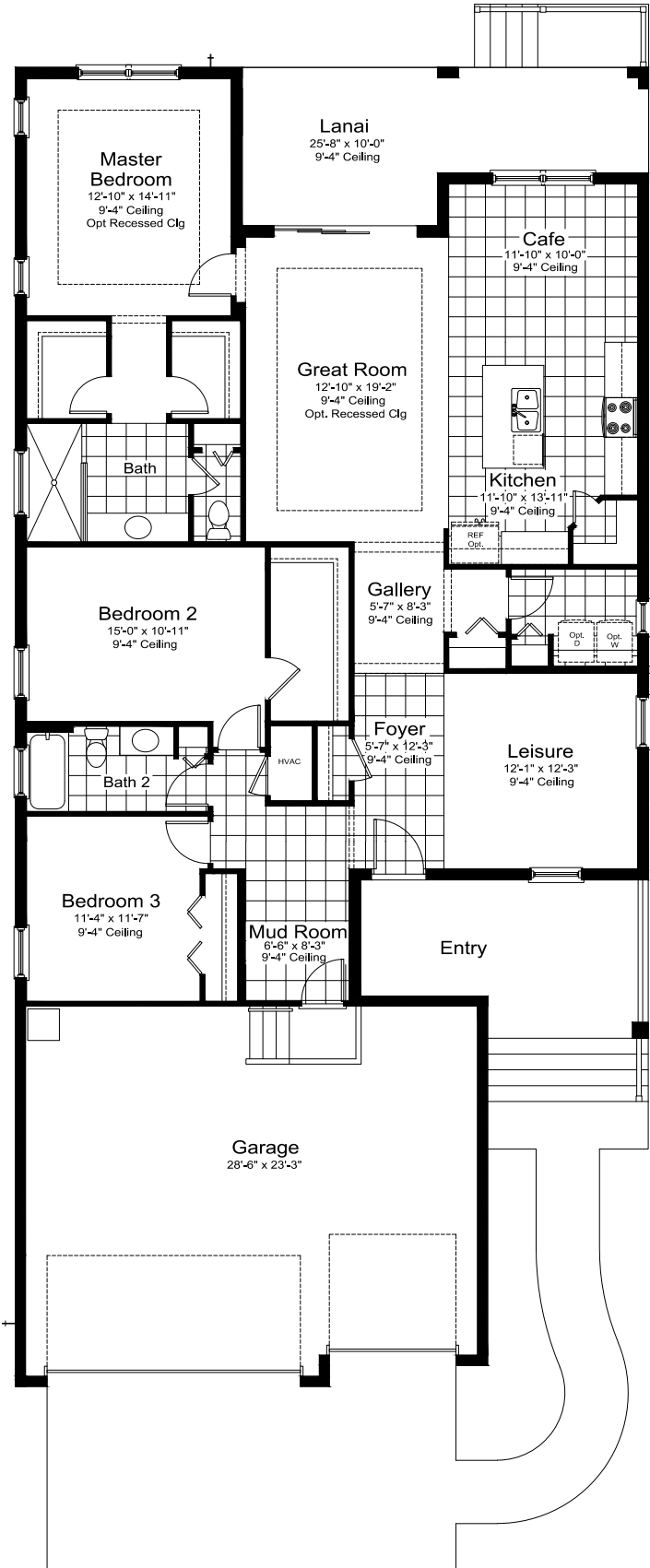
Living Area 2,014 Sq. Ft.

Garage 709 Sq. Ft.

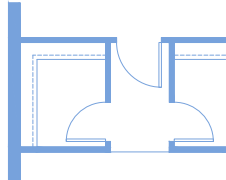
Lanai 212 Sq. Ft.

Entry 160 Sq. Ft.

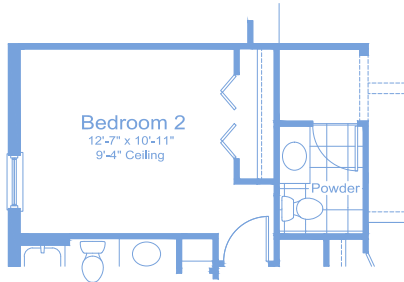
Total Area 3,095 Sq. Ft.



Master Bath Double Sink Option

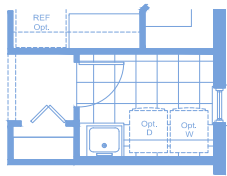


Master Bath Door Option

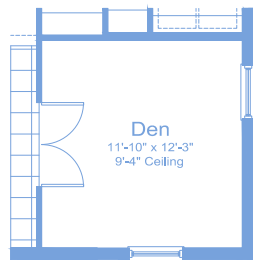


Powder Bath ILO WIC In Bedroom 2 Option

** Not Available w / Guest Suite Option or any Bonus Room Options **



Laundry Tub Option



Den ILO Leisure Option

elevation C1 shown, windows vary per elevation

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.

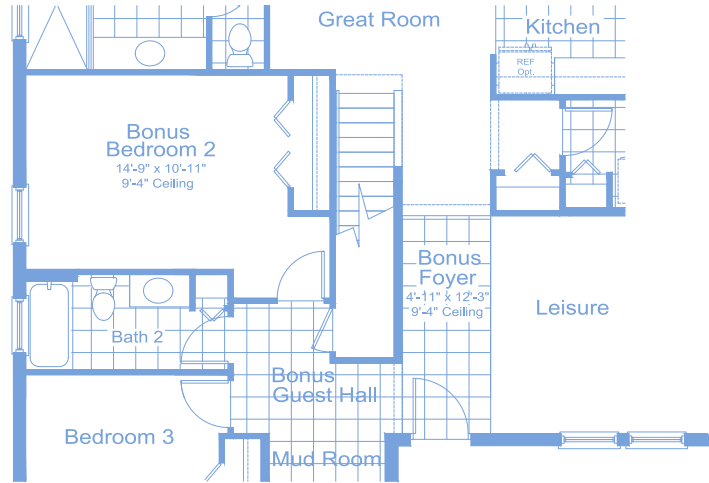
Entry 160 Sq. Ft.

Total Area 3,095 Sq. Ft.

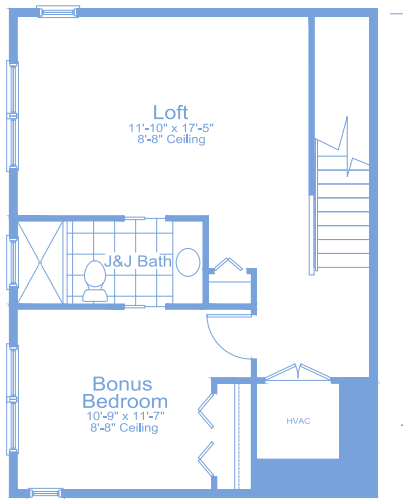
I-1 BONUS



C-1 BONUS

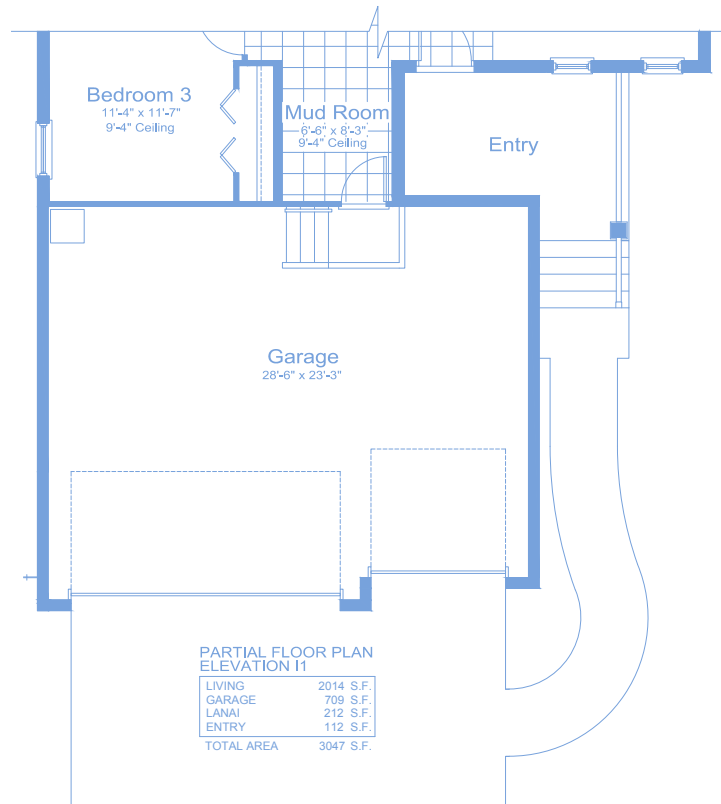


Partial First Floor
Stair w/ Opt Bonus Room



2ND FLOOR 587 S.F.

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

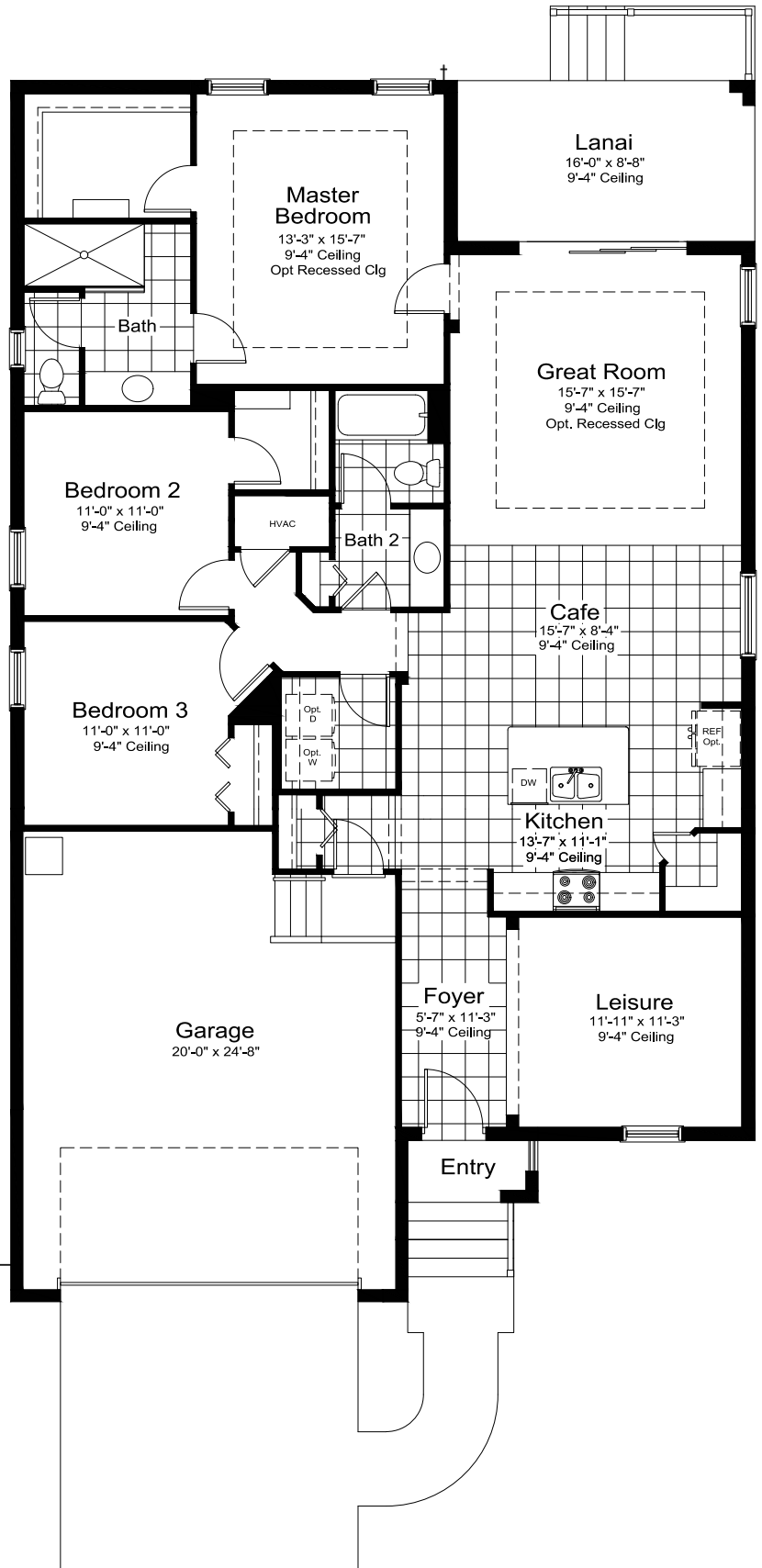
Living Area 1,812 Sq. Ft.

Garage 514 Sq. Ft.

Lanai 139 Sq. Ft.

Entry 23 Sq. Ft.

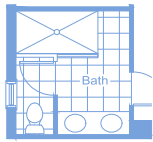
Total Area 2,488 Sq. Ft.



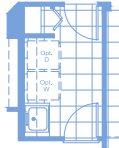
Lanai
Outdoor Kitchen Wall Option



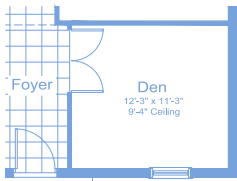
Lanai
Great Room
Pocket Slider Dr Option



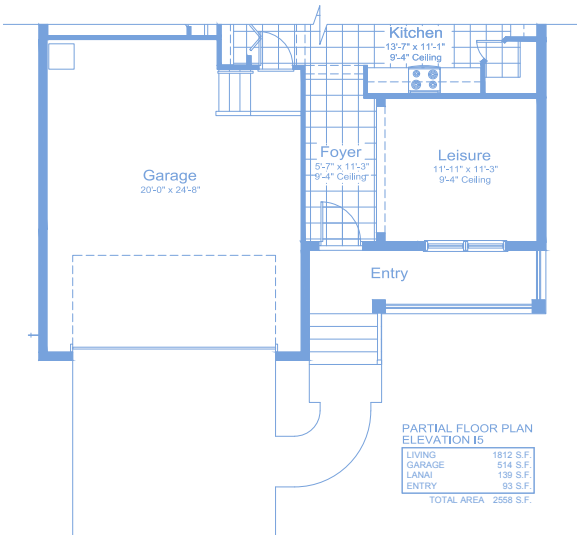
Master Bath Double Sink Option
Not available w/ Master Bath Option



Opt Utility
Not available w/ Garage Hall Cabinet Option



Foyer Den
12'-3" x 11'-3"
9'-4" Ceiling
Elevation C1 shown, windows vary per elevation
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	2488 S.F.



TIDE MARSH

STARLIGHT 2

CELEBRATION HOME SERIES



STARLIGHT 2

Elevation C-1

3 Bedrooms, 2.5 Baths, 2-Car Garage

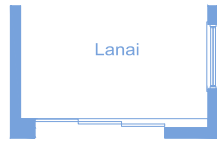
Living Area 2,235 Sq. Ft.

Garage 484 Sq. Ft.

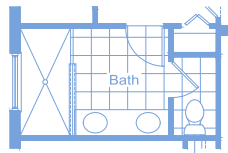
Lanai 130 Sq. Ft.

Entry 76 Sq. Ft.

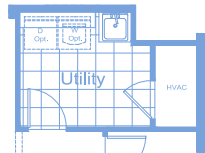
Total Area 2,925 Sq. Ft.



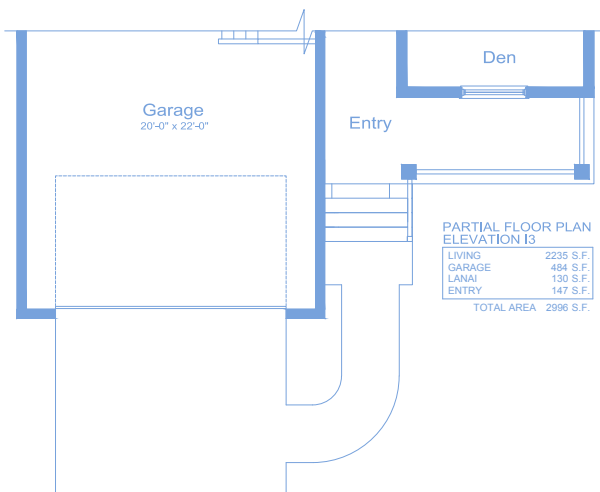
Lanai
Pocket Sliding Glass Door Option



Master Bath
Double Sink Option

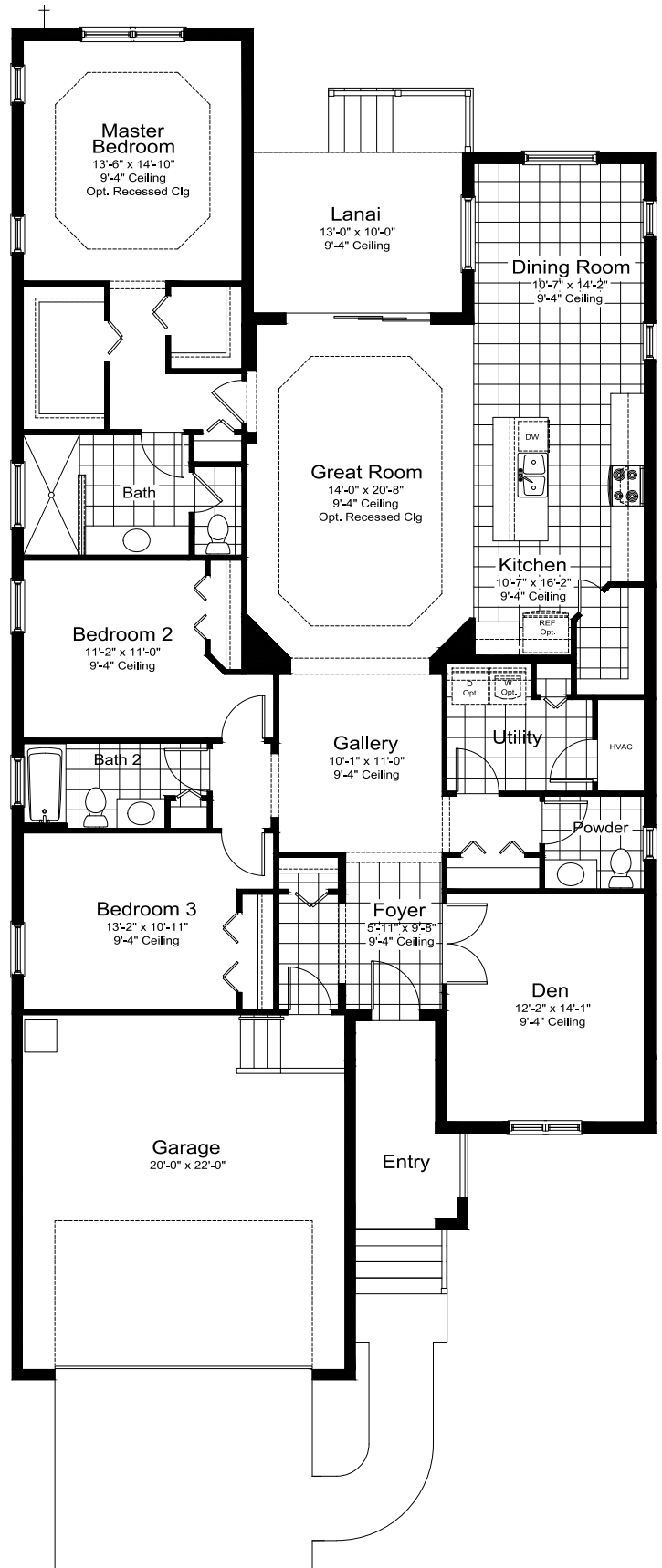


Utility
Laundry Tub Option



PARTIAL FLOOR PLAN
ELEVATION I3

LIVING	2235 S.F.
GARAGE	484 S.F.
LANAI	130 S.F.
ENTRY	147 S.F.
TOTAL AREA 2996 S.F.	





TIDE MARSH

SILVERMIST 4

CELEBRATION HOME SERIES



SILVERMIST 4

Elevation I-2

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

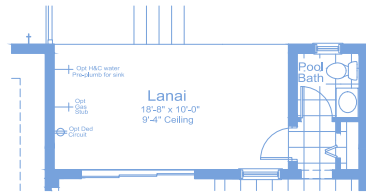
Living Area 3,014 Sq. Ft.

Garage 709 Sq. Ft.

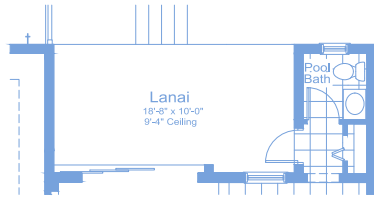
Lanai 187 Sq. Ft.

Entry 167 Sq. Ft.

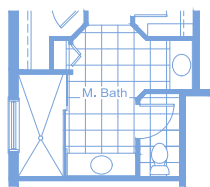
Total Area 4,077 Sq. Ft.



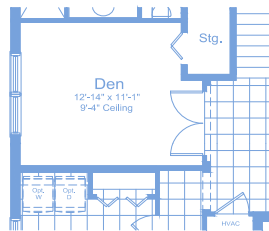
Outdoor Kitchen
gas/pre-plumb and ded.
circuit options shown
when opt pool bath is
selected



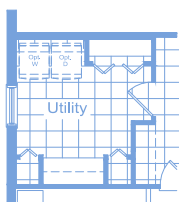
Pocket Sliding
Glass Door Option



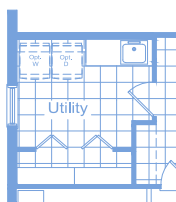
Master Bath Opt
Full Glass shower end



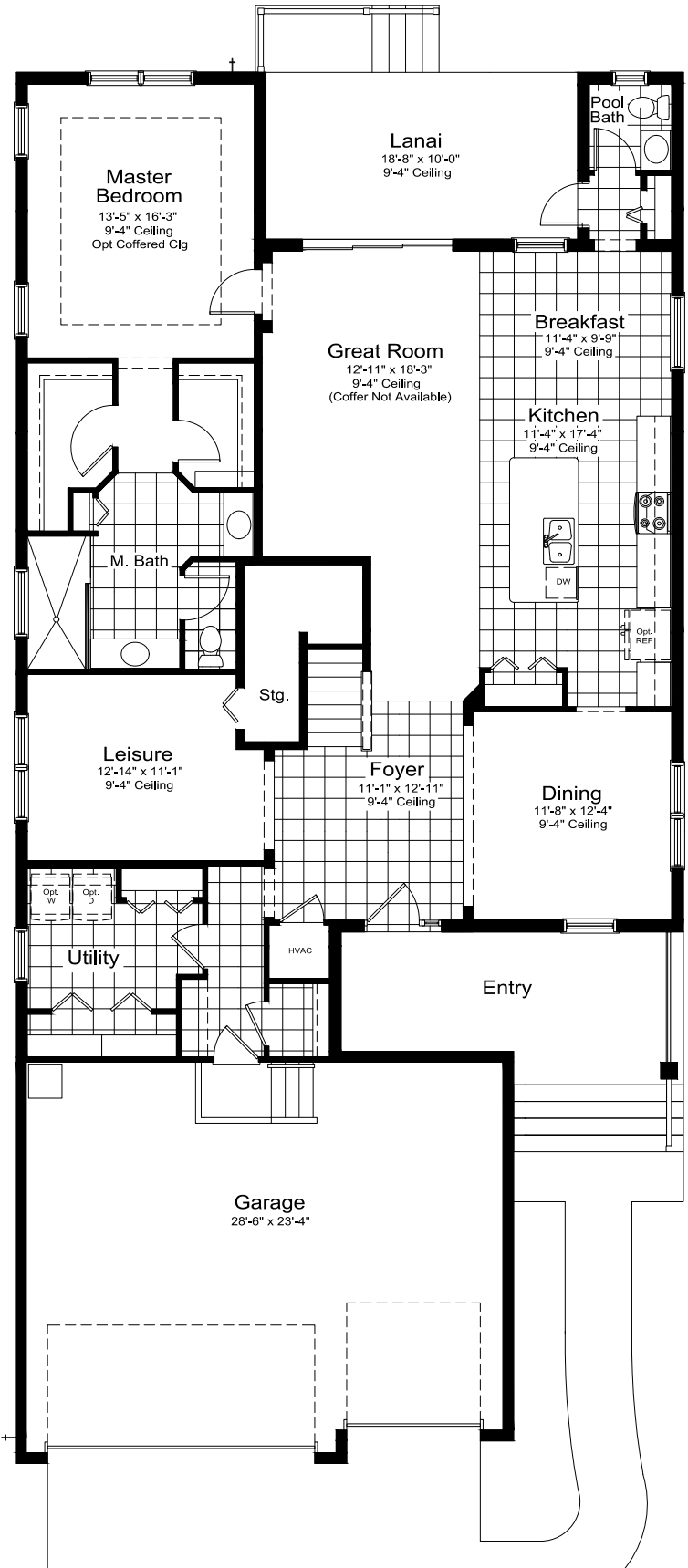
Optional Den
ilo Leisure



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

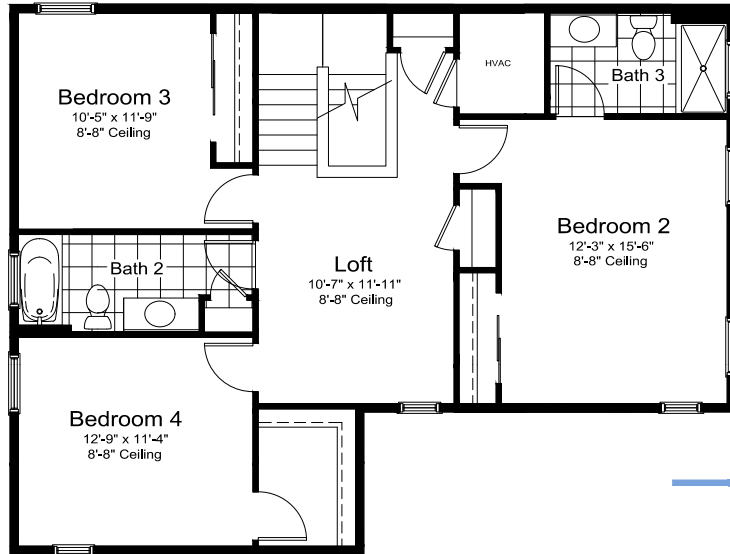
Living Area 3,014 Sq. Ft.

Garage 709 Sq. Ft.

Lanai 187 Sq. Ft.

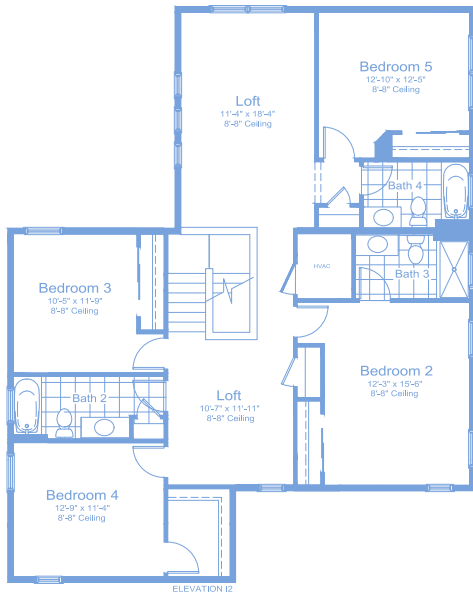
Entry 167 Sq. Ft.

Total Area 4,077 Sq. Ft.



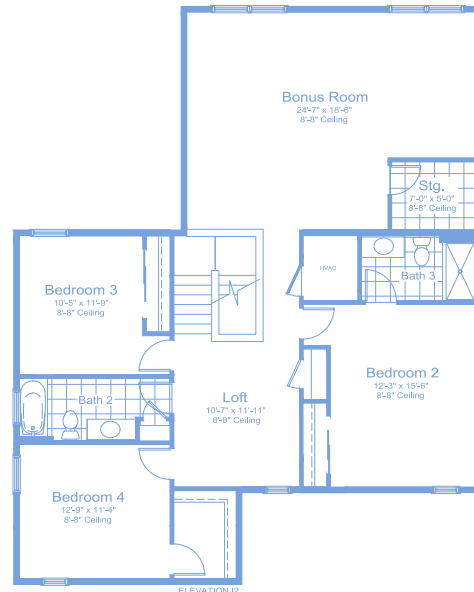
Upper Floor

ELEVATION I2



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

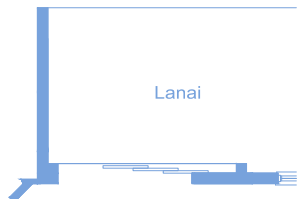
Living Area 2,332 Sq. Ft.

Garage 488 Sq. Ft.

Lanai 228 Sq. Ft.

Entry 30 Sq. Ft.

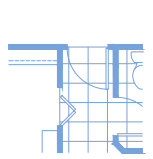
Total Area 3,078 Sq. Ft.



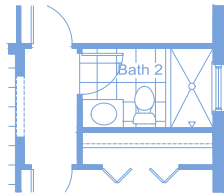
Lanai
Great Room
Opt Pocket Sliding Glass Door



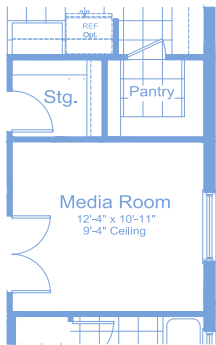
Lanai
Outdoor Kitchen Wall Option



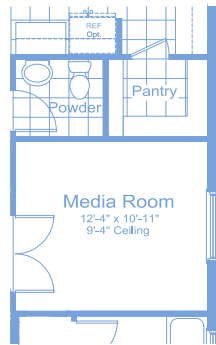
Master Bath Door Option



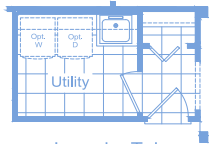
Bath 2 Shower Option



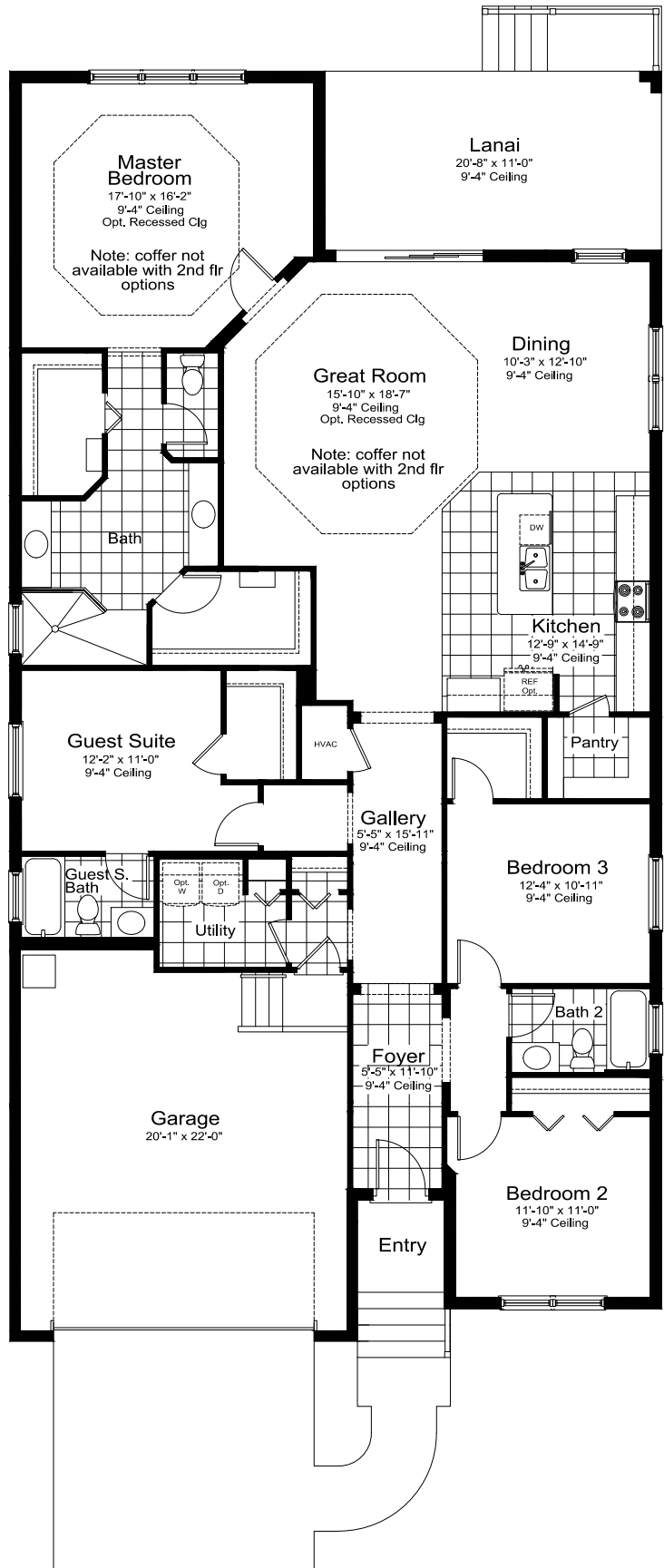
Opt Media Room w/ Stg ILO Bedroom 3



Opt Media Room w/ Powder Bath ILO Bedroom 3



Laundry Tub Option



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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.

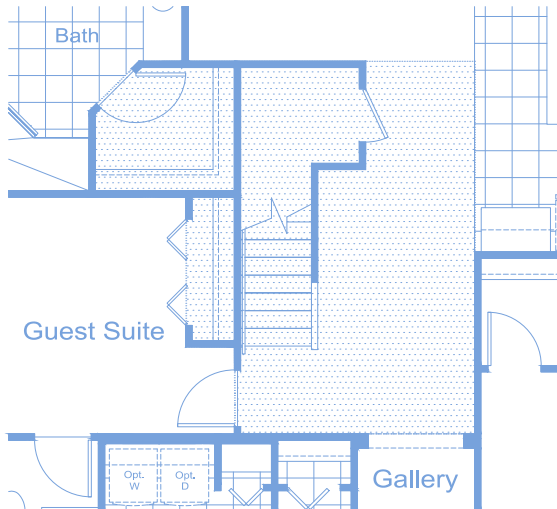
Entry 30 Sq. Ft.

Total Area 3,078 Sq. Ft.

C-1 BONUS



I-3 BONUS

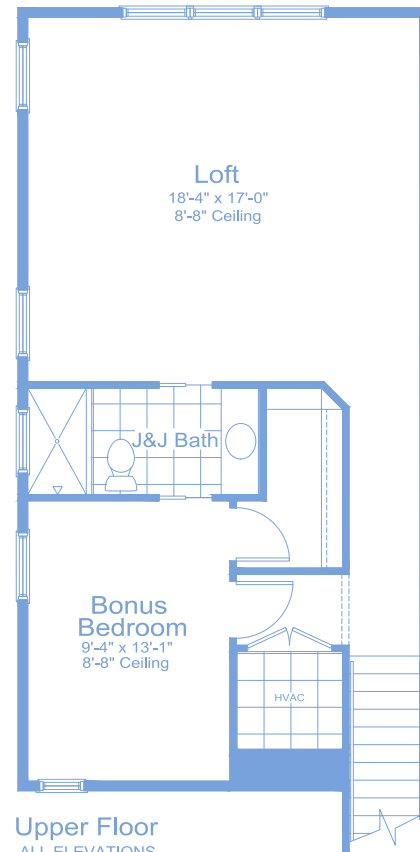


1st Floor when Bonus Room Opt selected

(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

