



TIDE MARSH

CRUISE HOME SERIES



NEALCOMMUNITIES.COM
Where You Live Matters



TIDE MARSH

CRUISE 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

CRUISE 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

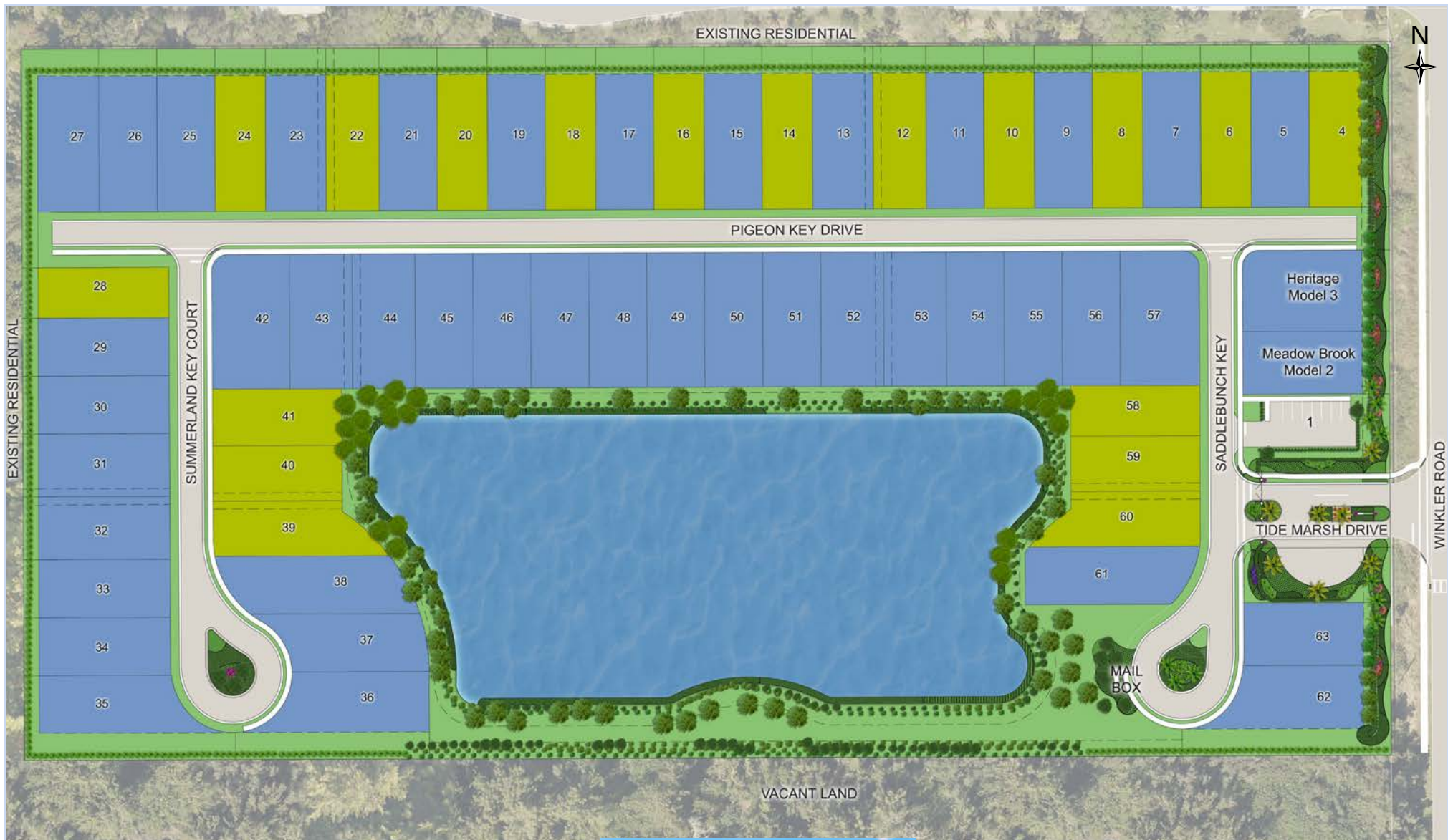


SMART HOME PACKAGE

- 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

HERITAGE

CRUISE HOME SERIES



HERITAGE

Elevation C-1

4 Bedrooms, 2.5 Baths, 2-Car Garage

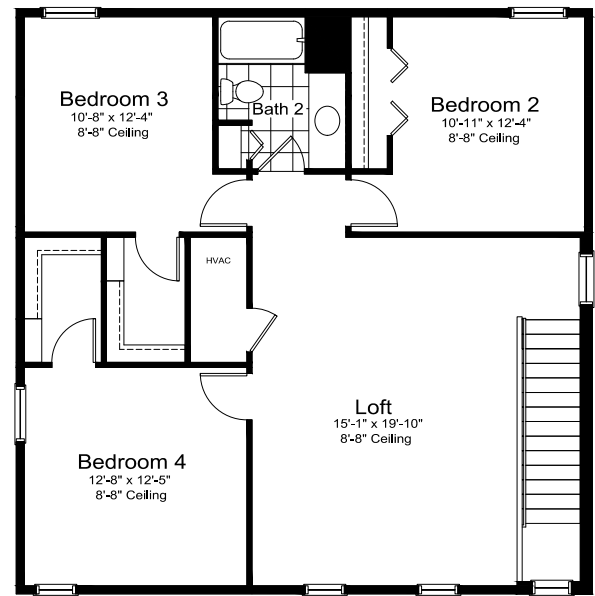
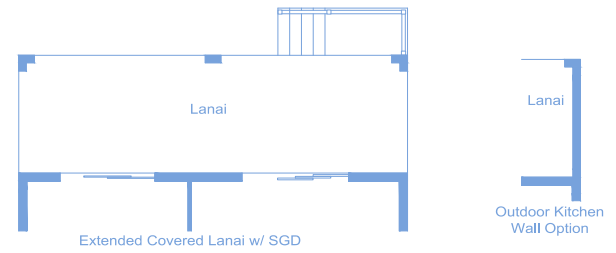
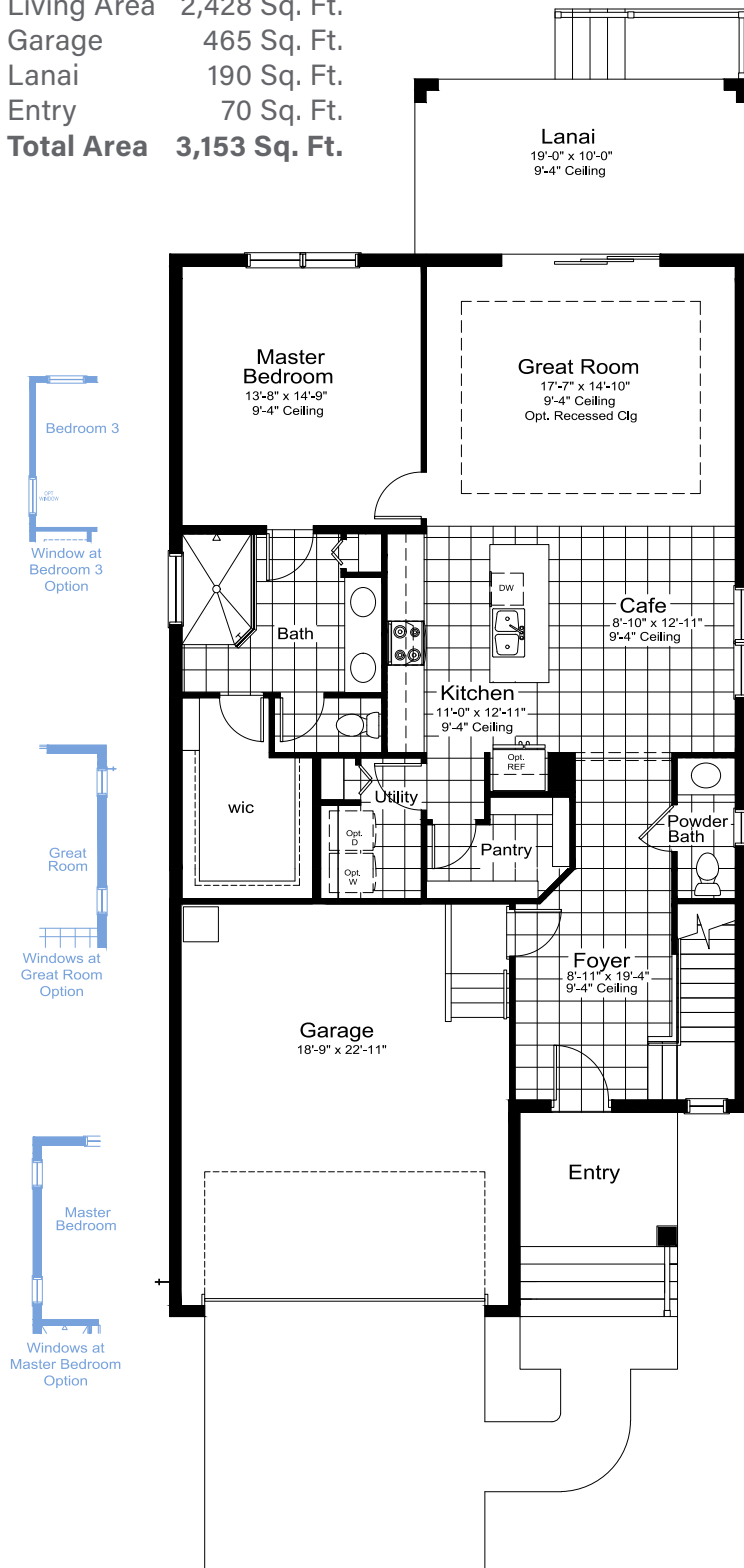
Living Area 2,428 Sq. Ft.

Garage 465 Sq. Ft.

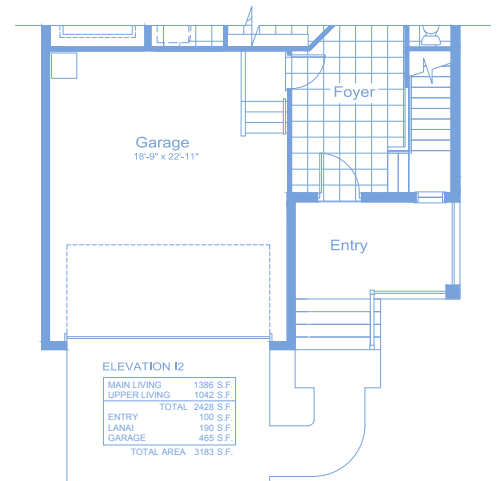
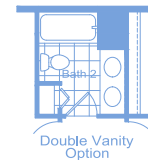
Lanai 190 Sq. Ft.

Entry 70 Sq. Ft.

Total Area 3,153 Sq. Ft.



Upper Floor
ELEVATION C1



ELEVATION 12	
MAIN LIVING	1386 S.F.
UPPER LIVING	1042 S.F.
ENTRY	100 S.F.
LANAI	190 S.F.
GARAGE	465 S.F.
TOTAL AREA	3153 S.F.



©2024 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. Product selections can change at any time due to availability in the current marketplace. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. CBC 1256375. (01.15.24)



TIDE MARSH

VICTORY

CRUISE HOME SERIES



VICTORY

Elevation C-1

3 Bedrooms, 2 Baths, 2-Car Garage

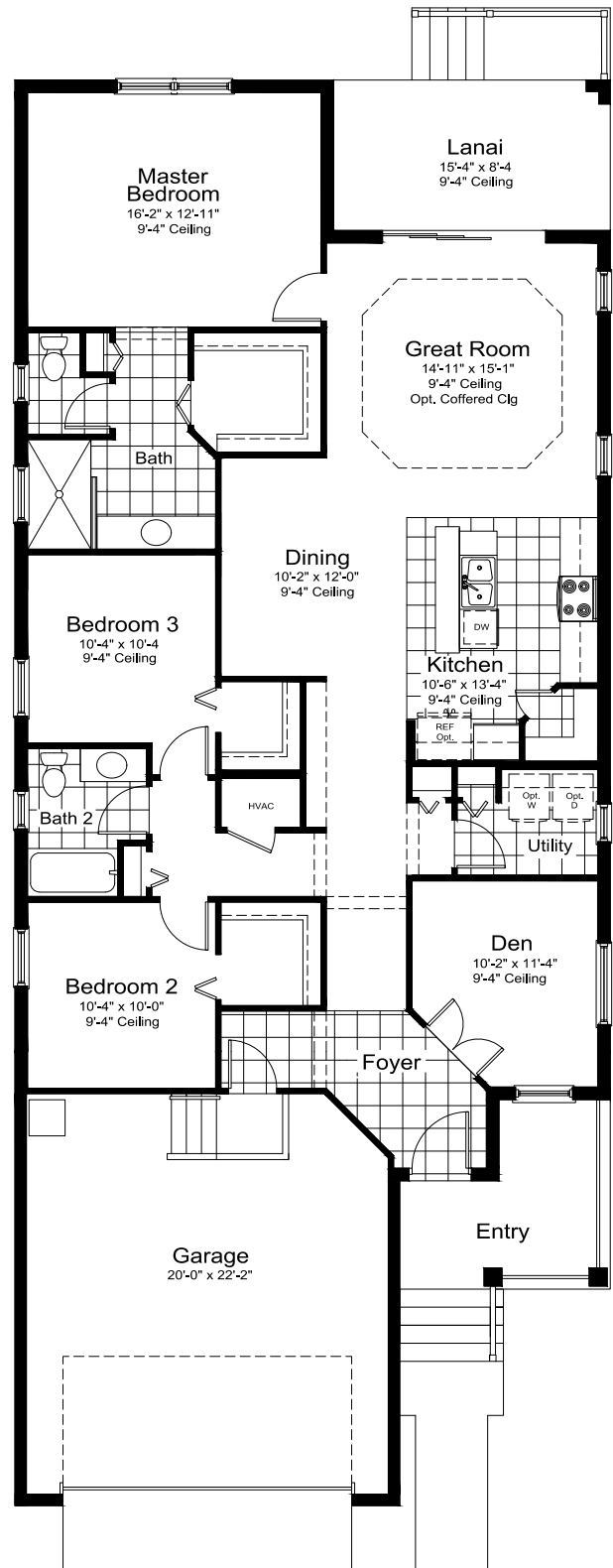
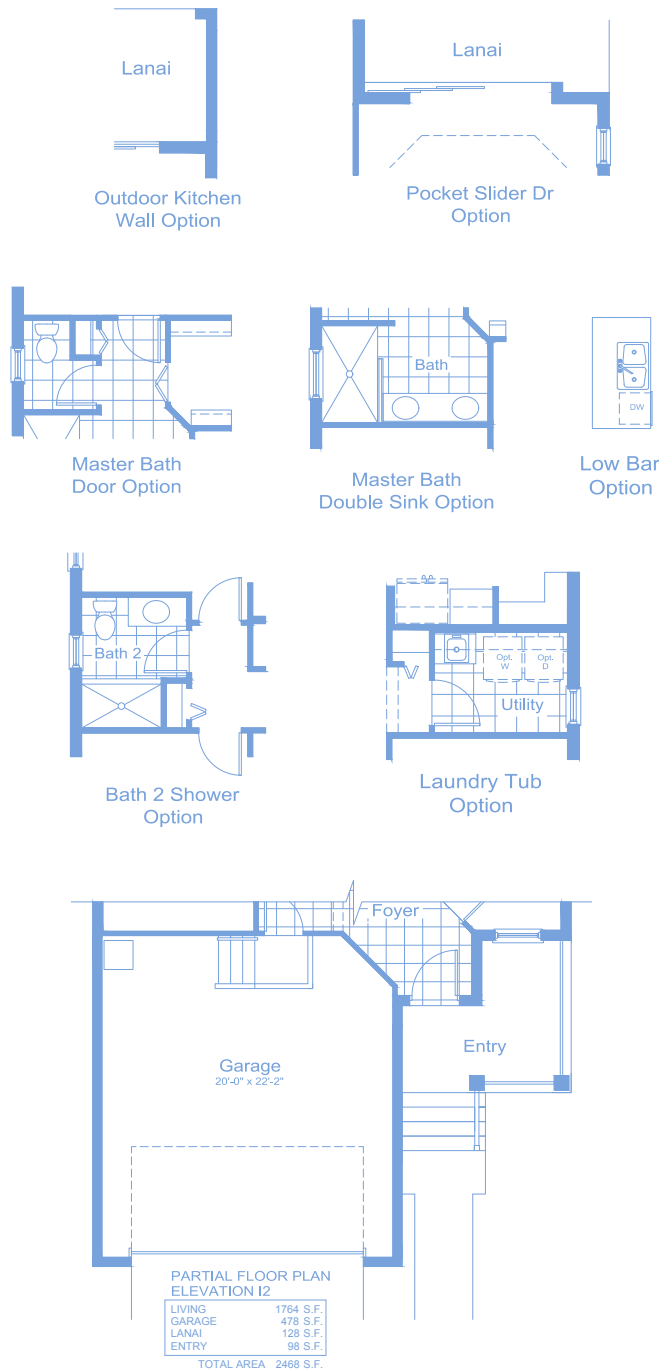
Living Area 1,764 Sq. Ft.

Garage 478 Sq. Ft.

Lanai 128 Sq. Ft.

Entry 98 Sq. Ft.

Total Area 2,468 Sq. Ft.



©2024 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. Product selections can change at any time due to availability in the current marketplace. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. CBC 1256375. (01.15.24)



TIDE MARSH

LIBERTY 4

CRUISE HOME SERIES



C-1



I-2

LIBERTY 4

Elevation C-1

3 Bedrooms, 2 Baths, 2-Car Garage

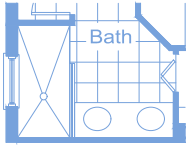
Living Area 1,533 Sq. Ft.

Garage 414 Sq. Ft.

Lanai 125 Sq. Ft.

Entry 118 Sq. Ft.

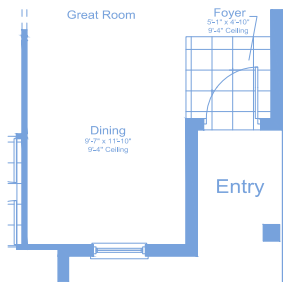
Total Area 2,190 Sq. Ft.



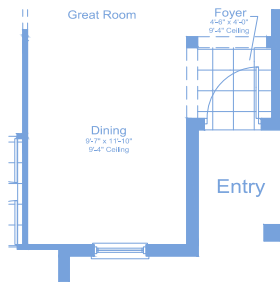
Master Bath DBL Sink Option



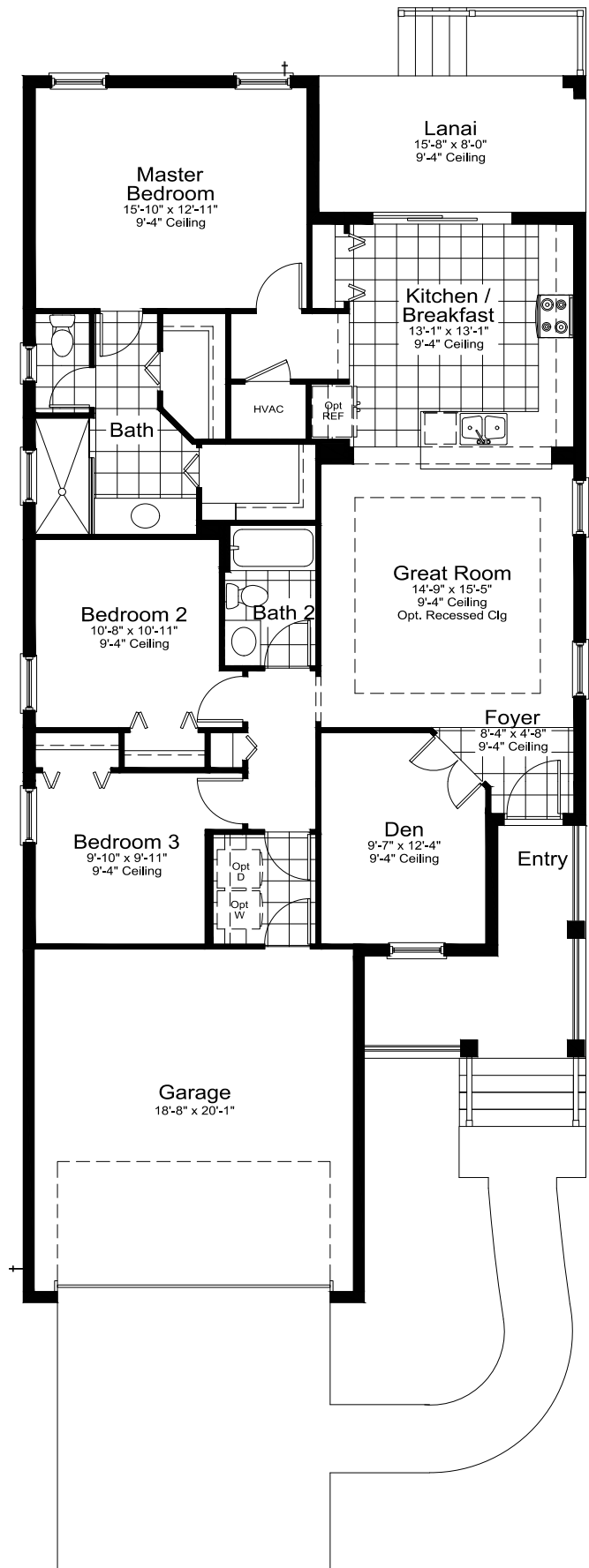
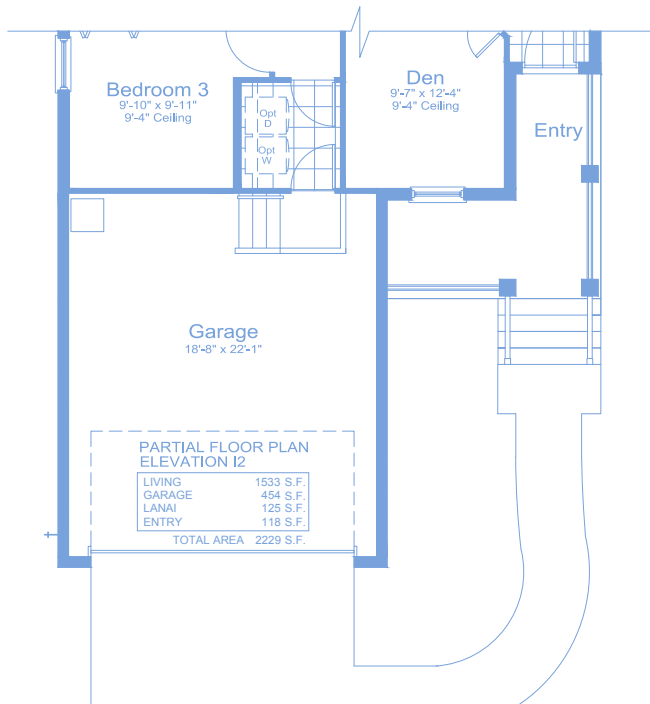
Lanai
Outdoor Kitchen / Breakfast Wall Option



Dining ilo Den w/
No Column or
Soffit at Foyer
elevation I-1 shown,
windows vary per elevation



Dining ILO Den
Option
elevation I-1 shown,
windows vary per elevation



©2024 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. Product selections can change at any time due to availability in the current marketplace. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. CBC 1256375. (01.15.24)