



# TIDE MARSH

CRUISE HOME SERIES



**NEAL**COMMUNITIES.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





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## 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

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# TIDE MARSH

## HERITAGE

### CRUISE HOME SERIES



# HERITAGE

## Elevation C-1

4 Bedrooms, 2.5 Baths, 2-Car Garage

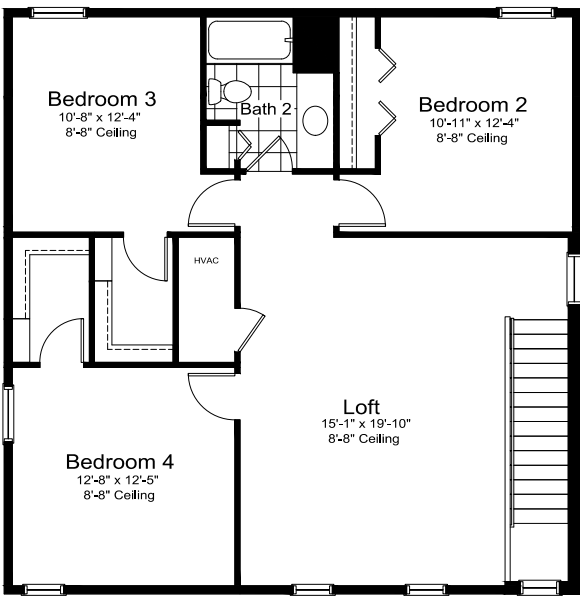
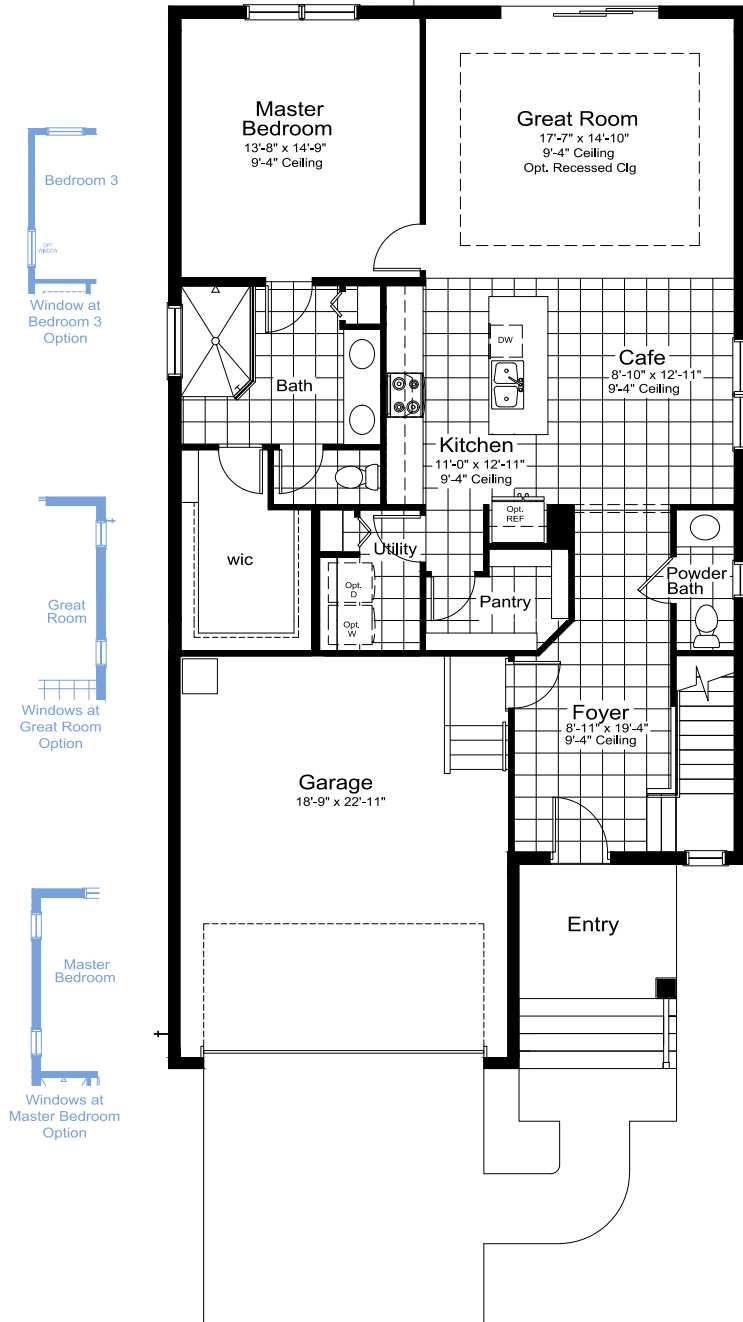
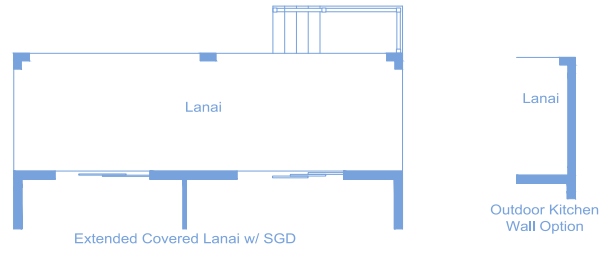
Living Area 2,428 Sq. Ft.

Garage 465 Sq. Ft.

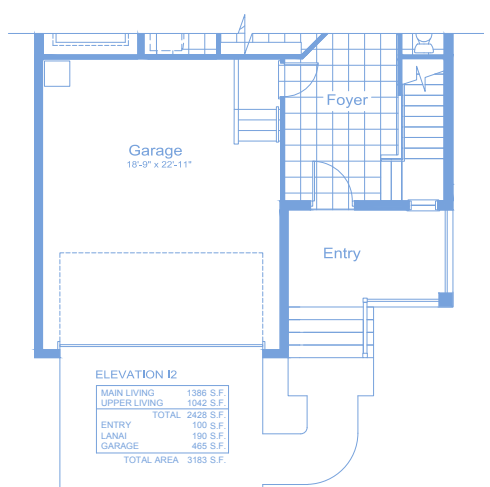
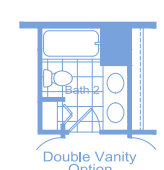
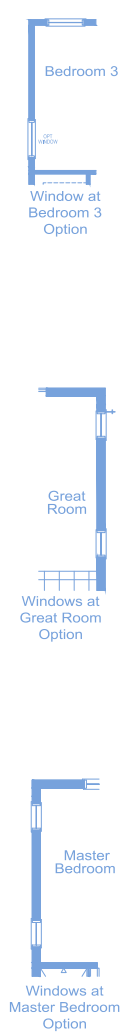
Lanai 190 Sq. Ft.

Entry 70 Sq. Ft.

**Total Area 3,153 Sq. Ft.**



Upper Floor ELEVATION C1



ELEVATION I2	
MAIN LIVING	1386 S.F.
UPPER LIVING	1042 S.F.
TOTAL 2428 S.F.	
ENTRY	70 S.F.
LANAI	190 S.F.
GARAGE	465 S.F.
TOTAL AREA 3153 S.F.	



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## VICTORY

CRUISE HOME SERIES



# VICTORY

## Elevation C-1

3 Bedrooms, 2 Baths, 2-Car Garage

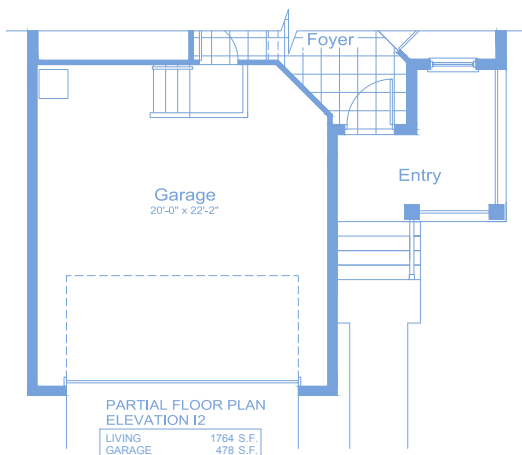
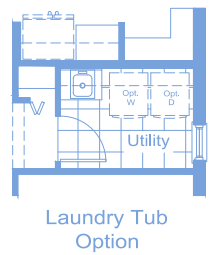
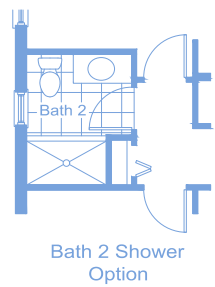
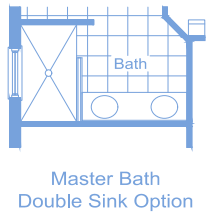
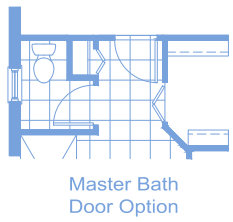
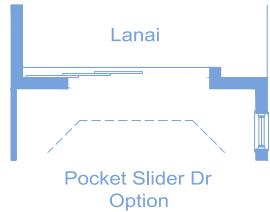
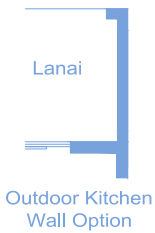
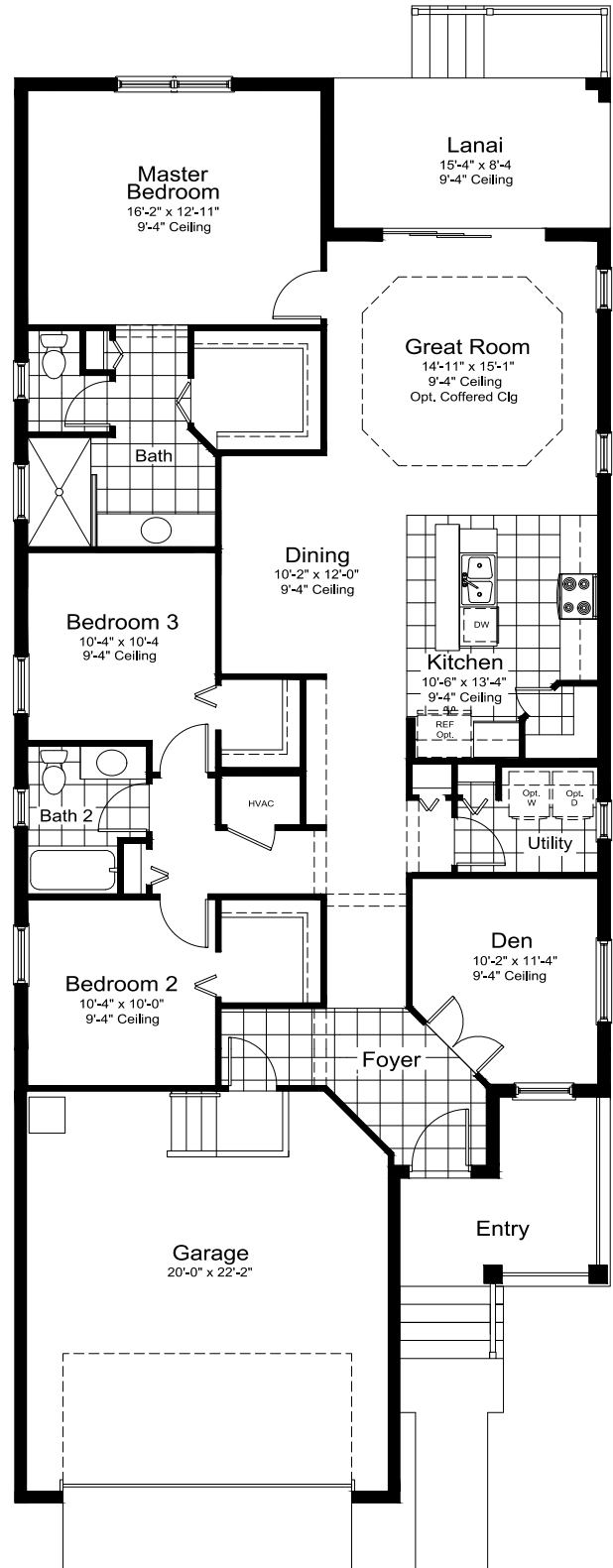
Living Area 1,764 Sq. Ft.

Garage 478 Sq. Ft.

Lanai 128 Sq. Ft.

Entry 98 Sq. Ft.

**Total Area 2,468 Sq. Ft.**



PARTIAL FLOOR PLAN  
ELEVATION I2

LIVING	1764 S.F.
GARAGE	478 S.F.
LANAI	128 S.F.
ENTRY	98 S.F.
TOTAL AREA 2468 S.F.	



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# TIDE MARSH

## LIBERTY 4

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# LIBERTY 4

## Elevation C-1

3 Bedrooms, 2 Baths, 2-Car Garage

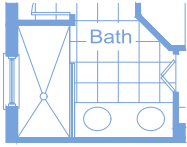
Living Area 1,533 Sq. Ft.

Garage 414 Sq. Ft.

Lanai 125 Sq. Ft.

Entry 118 Sq. Ft.

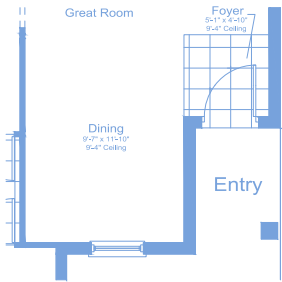
**Total Area 2,190 Sq. Ft.**



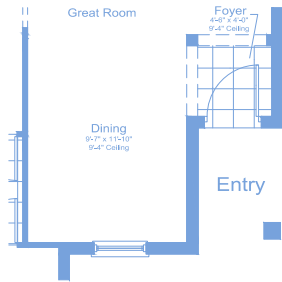
Master Bath DBL Sink Option



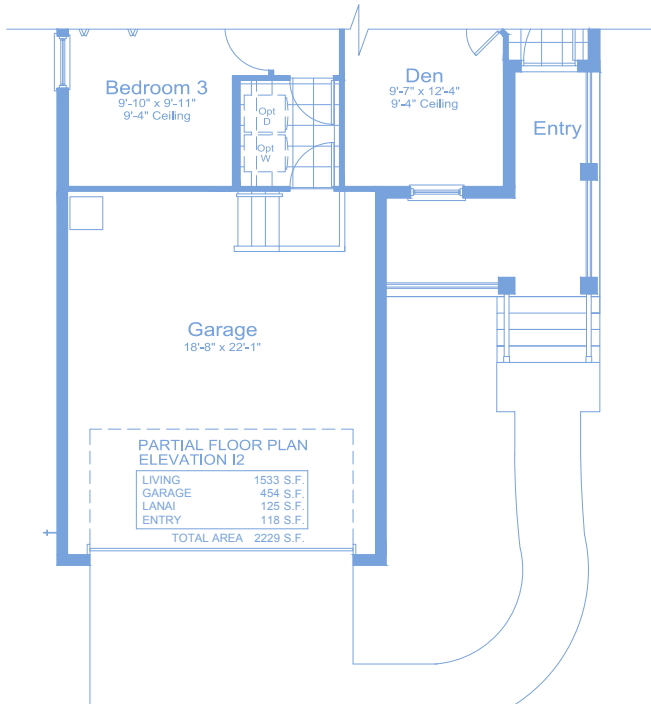
Lanai  
Outdoor Kitchen Wall Option



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

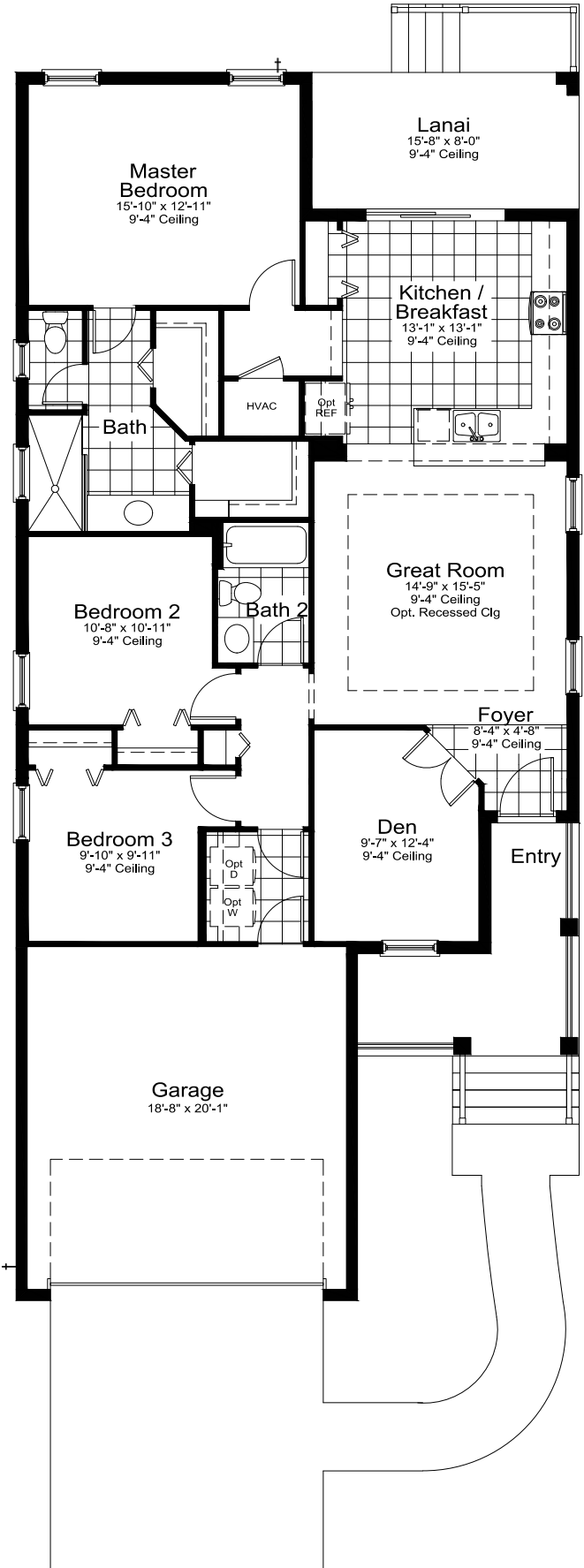


Dining ILO Den  
Option  
elevation I-1 shown,  
windows vary per elevation



**PARTIAL FLOOR PLAN  
ELEVATION I2**

LIVING	1533 S.F.
GARAGE	454 S.F.
LANAI	125 S.F.
ENTRY	118 S.F.
<b>TOTAL AREA</b>	<b>2229 S.F.</b>



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