CORAL SERIES

Welcome to Boca Royale

BOCA ROYALE GOLF & COUNTRY CLUB

THE FINEST IN COUNTRY CLUB LIVING...

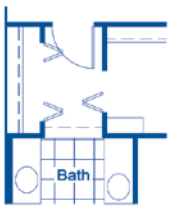
NEALCOMMUNITIES.COM

Where You Live Matters

TIDEWINDS 2 / CORAL SERIES

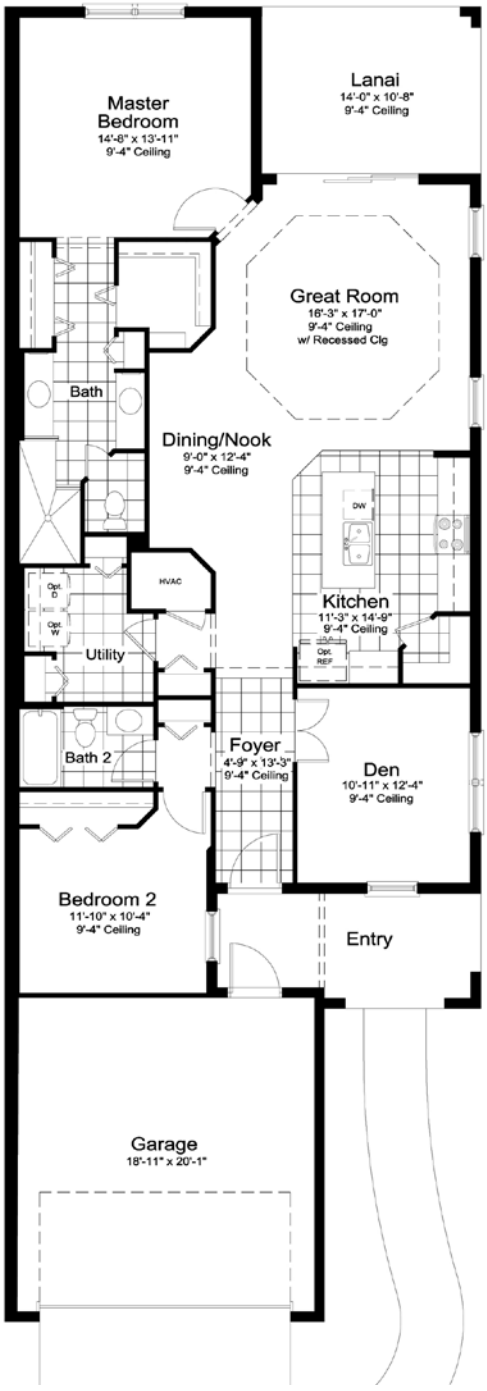
S1

S2



Opt Master Bath Door

Opt Laundry Tub



Opt Pocket Sliding Glass Door

Living	1638 SF
Garage	419 SF
Entry	114 SF
Lanai	149 SF
TOTAL	2320 SF

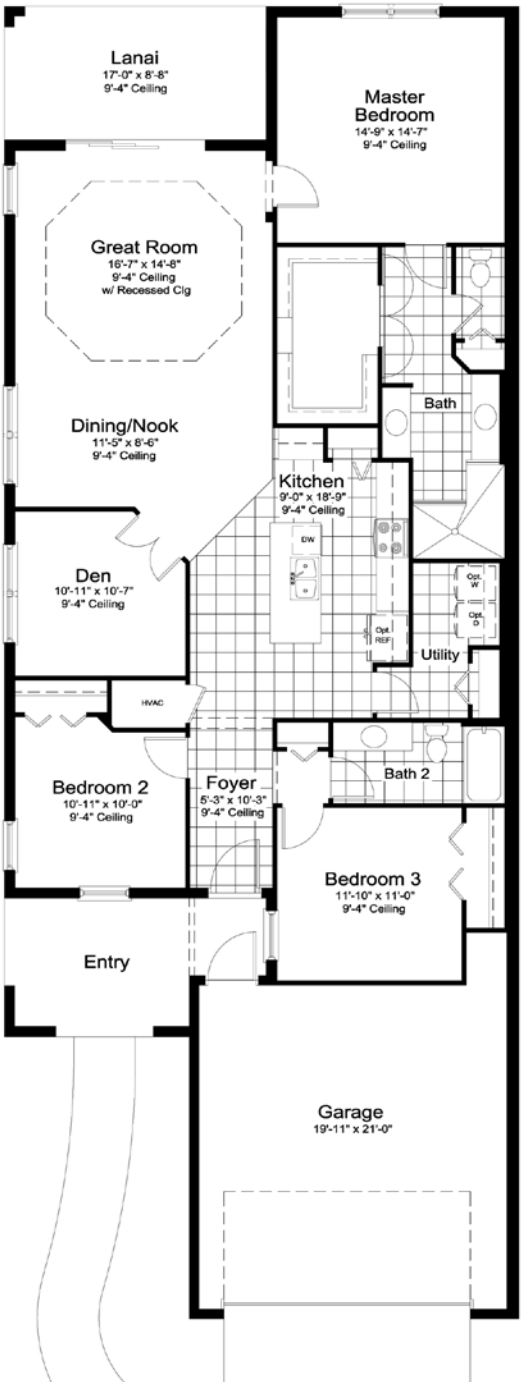
*Entry, windows and square footage may vary per elevation

Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Shutters, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.

SANDCASTLE 2 / CORAL SERIES

S1

S2



Opt Master Bath
Double Closet

Opt Laundry
Tub

Living	1848	SF
Garage	469	SF
Entry	133	SF
Lanai	147	SF
TOTAL	2597	SF

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CORAL SERIES FEATURES

WHERE YOU LIVE MATTERS
- Over 50 years of building award-winning homes
- Over 90 successful communities and 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
- Close to Manasota Beach and Englewood Beach
- Minutes from fishing and boating access to Lemon Bay and the Gulf
- Close to a variety of shopping in Englewood and Venice
- Fabulous clubhouse and brand new fitness center
- Beautifully landscaped entry and streets
- The proven quality, service, and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES
- Choice of custom-designed Spanish elevations
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding and accents per plan

LUXURY FEATURES
- Orange peel walls with knock-down ceiling texture
- Classic colonial moldings
- 5-1/4" colonial baseboards
- Colonial windows in select locations
- 2" blinds on all operable windows
- Decorative coach light
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Gutters included at front entry and sides per plan
- Professionally landscaped home site including mulch
- Automatic irrigation system (front yard only)
- 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
- Paver entry, walk, drive and lanai

QUALITY KITCHEN FEATURES
- General Electric stainless steel appliance package:
  - 5-year General Electric warranty (disposal not included)
  - Over-the-range microwave
  - Gas range
  - Dishwasher
  - 1/2 HP disposal
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan

Neal Communities reserves the right to make changes to this information at anytime without notice. This document supercedes previously published Included Features. See Sales Representative for complete details on Included 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
- 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
- Maintenance-free soffit and fascia
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- CPVC or 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

SMART HOME PACKAGE

NEAL SMART HOME

- 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 including Cat6 phone/data or RG6 cable oulet (choice of five locations)
- One wireless access point prewire

ENERGY SAVING FEATURES
- Vinyl windows with Low-E glass
- Aluminum 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
- 40 gallon gas water heater and electric heat pump
- 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
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

HOMESITES

- Models
- Coral Series
- Cove Series
- Coastal Series

BOCA ROYALE

1 Golf View Drive, Englewood, Florida 34223 / 941-474-0476

This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.