



## COASTAL SERIES



*Welcome to  
the Club!*







## COASTAL SERIES



*You Belong at  
Boca Royale*

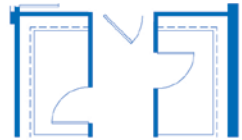
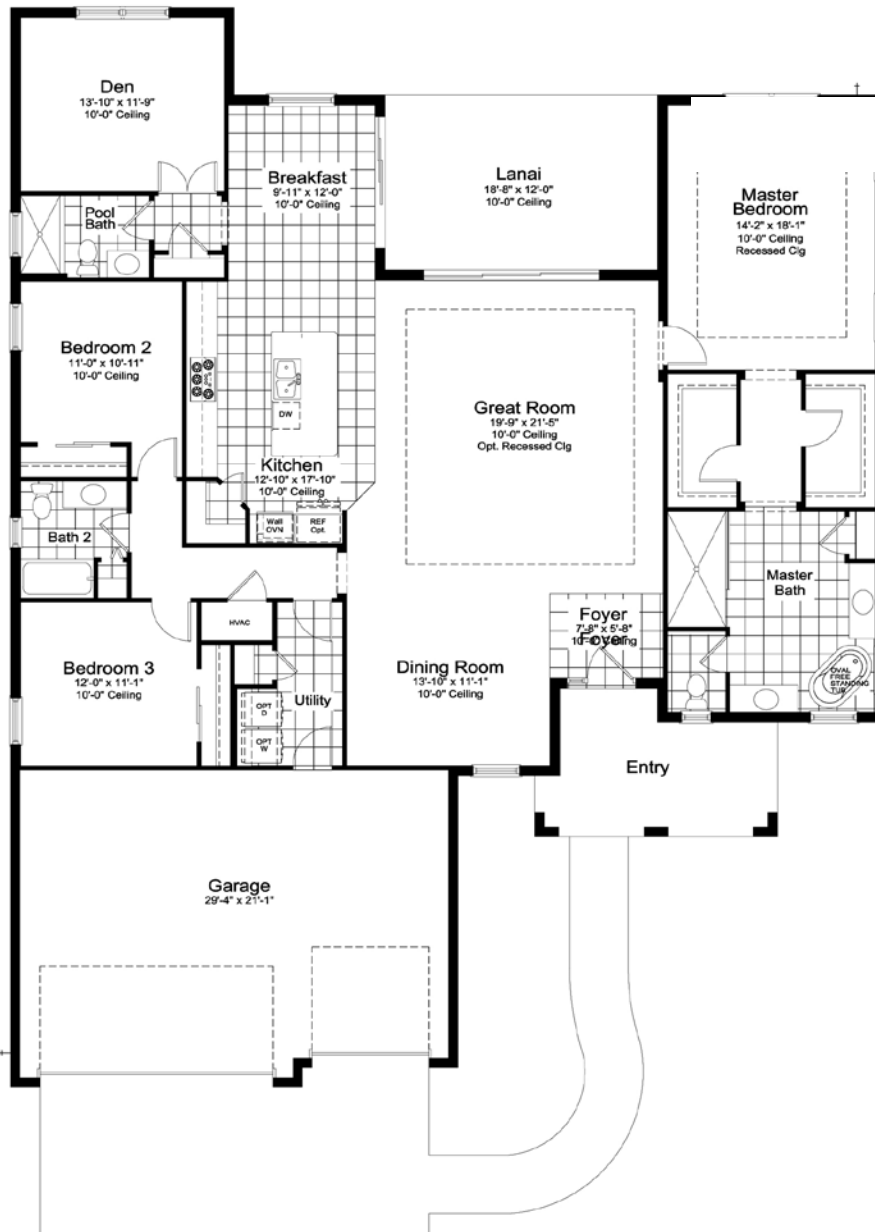
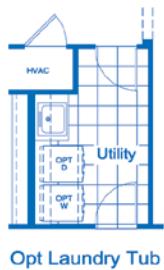


**NEALCOMMUNITIES.COM**  
Where You Live Matters

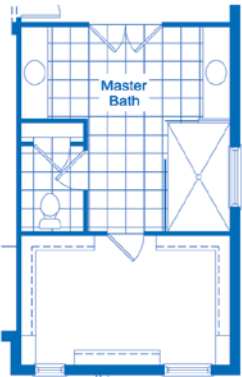




# SANIBEL 2



(\*\* Not Available w/ Master Bath Opt.\*\*)



Entry

Living	2559 SF
Garage	652 SF
Lanai	224 SF
Entry	140 SF
<b>TOTAL</b>	<b>3575 SF</b>

\*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.

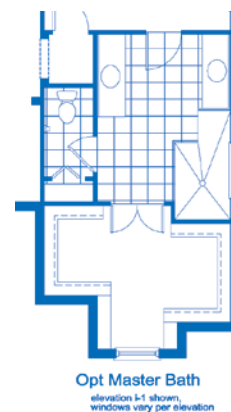
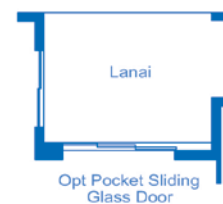
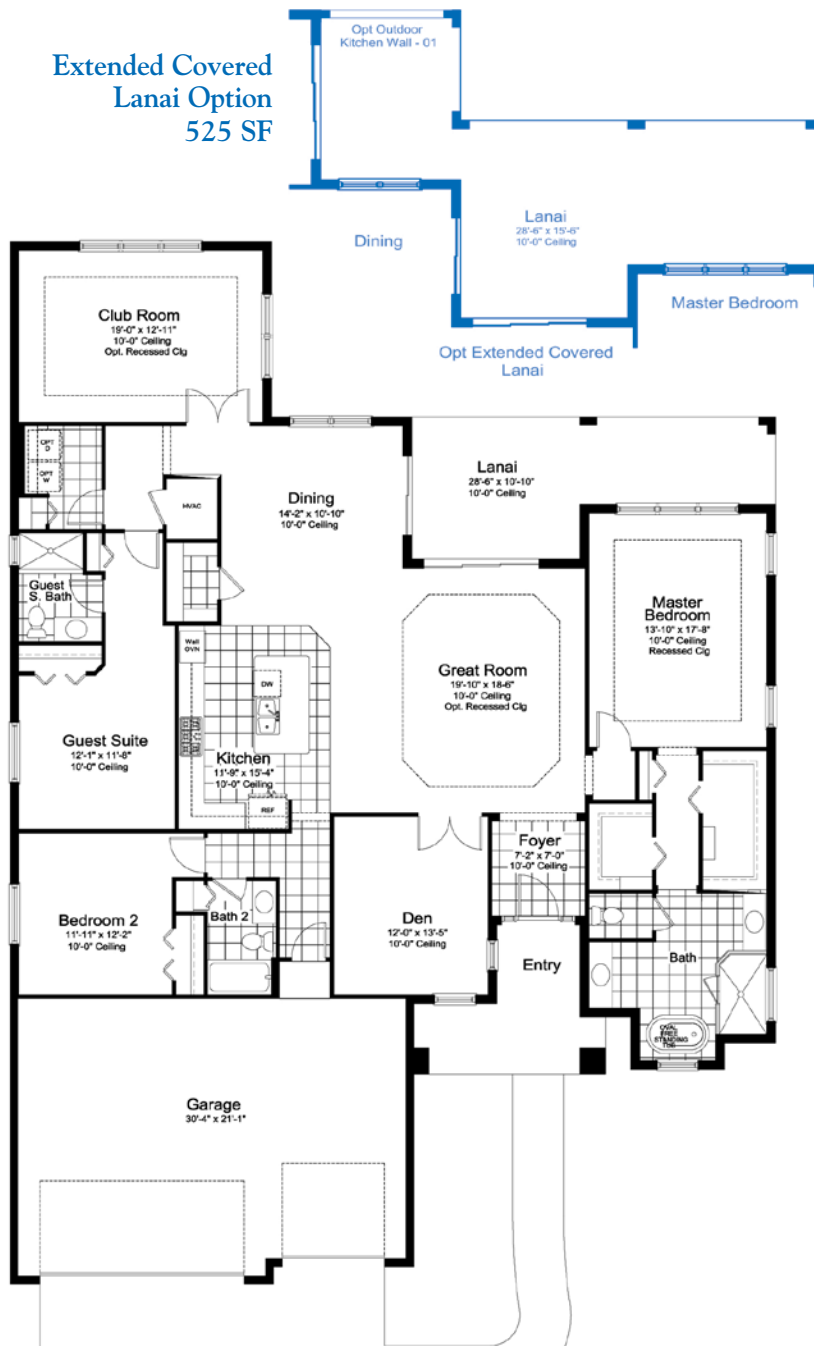
# CAPTIVA



## Extended Covered Lanai Option 525 SF



Living	2698 SF
Garage	685 SF
Lanai	245 SF
Entry	94 SF
<hr/>	
TOTAL	3722 SF



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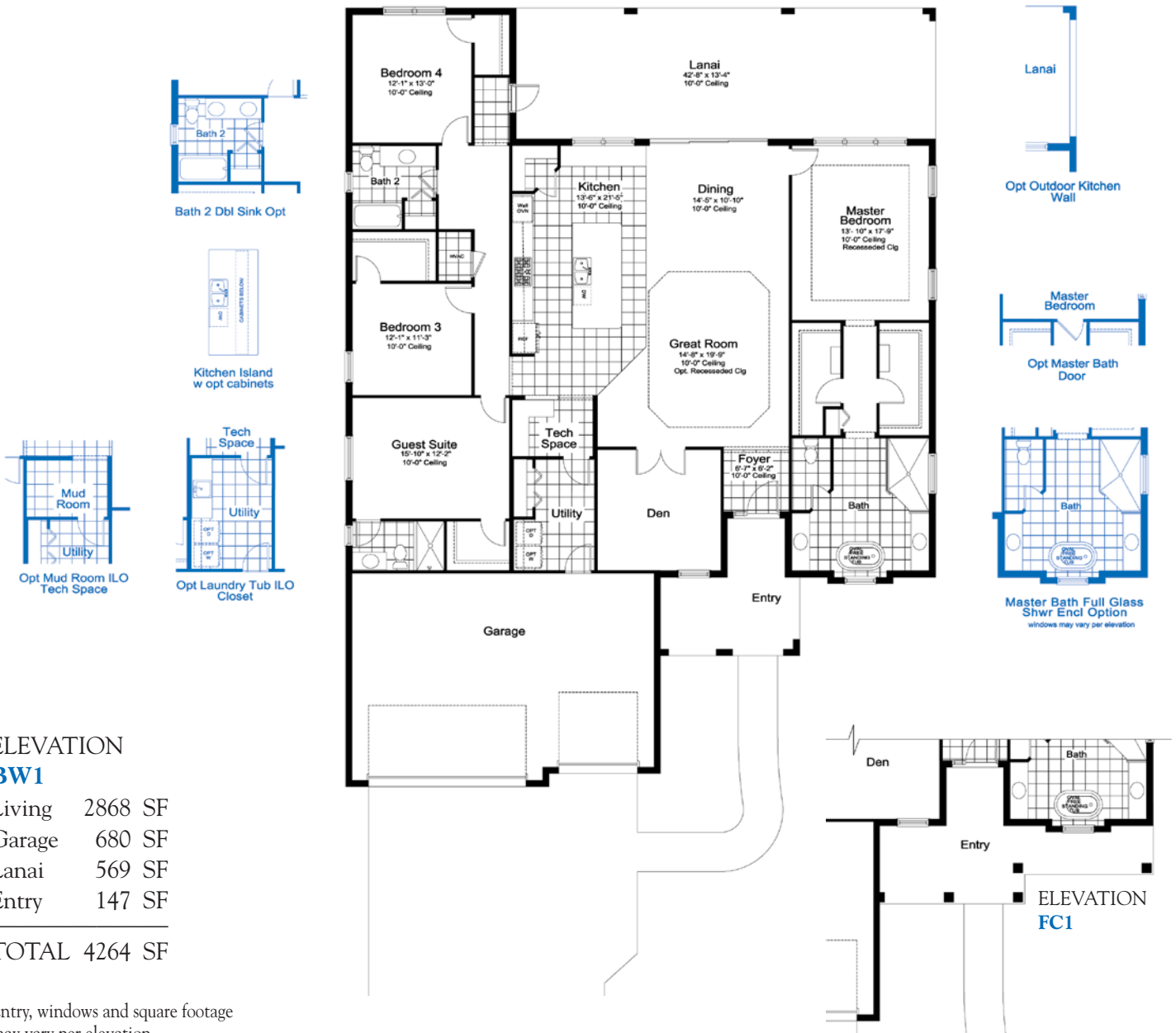
# SAVANNAH 2



BW1



FC1



## ELEVATION

### BW1

Living	2868 SF
Garage	680 SF
Lanai	569 SF
Entry	147 SF

TOTAL 4264 SF

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# KIAWAH 2



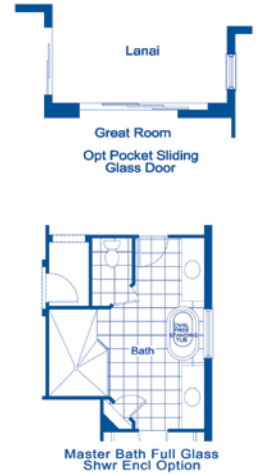
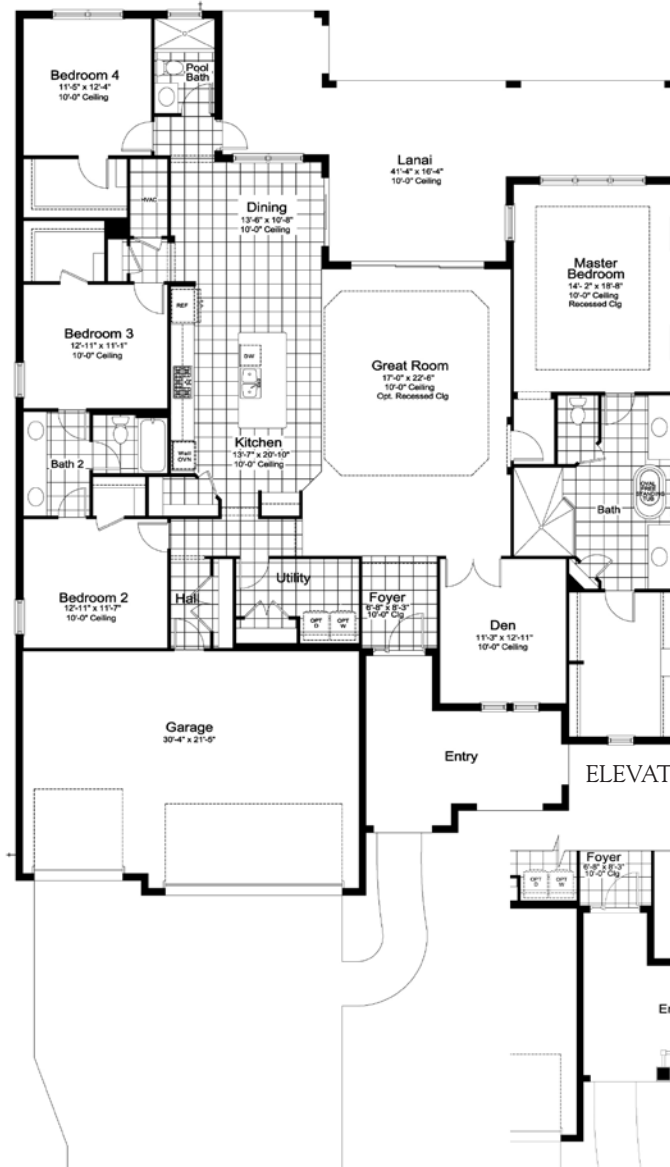
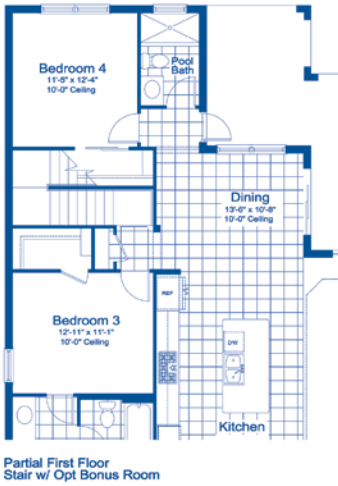
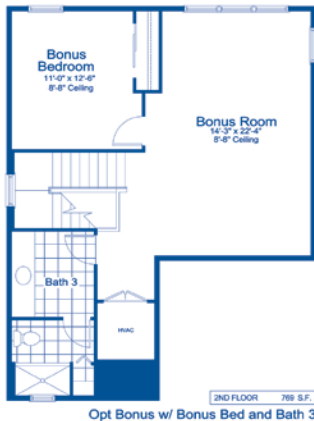
BWI



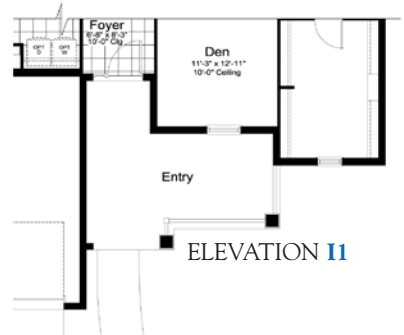
MI



I1



ELEVATIONS BW1 & M1



ELEVATION I1

Living 2908 SF  
Garage 684 SF  
Lanai 523 SF  
Entry 210 SF  
TOTAL 4325 SF

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# BOCA ROYALE Coastal Series Features

## WHERE YOU LIVE MATTERS

- 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 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 Mediterranean, Island, British West Indies and French Colonial elevations per plan
- 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
- Decorative yard light
- Corian window sills per plan
- Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Professionally landscaped home site including mulch
- Automatic irrigation system (front yard only)
- Spacious closets with ventilated shelving per plan
- Coffered ceiling in master bedroom (per plan)
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan - Level 1 selections
- 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 screened lanai
- Gutters included at sides only per plan

## QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
  - 5-year General Electric warranty (disposal not included)
  - Built-in wall oven/microwave combo
  - Gas cooktop with hood
  - Dishwasher
  - 1/2 HP disposal
- 36" upper Level 1 full overlay wood veneer cabinets with stylish hardware (Timberlake)
- Cabinet crown molding and bumped cabinet at hood
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan

## 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
- Level 1 full overlay wood veneer cabinets with stylish hardware (Timberlake)
- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome 2-handle faucets
- Water resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White freestanding tub in master bath per plan (not available in all plans)
- 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



- 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 outlet (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
- 50 gallon gas water heater and electric heat pump 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 plus lanai
- GFI safety outlets in all wet areas
- GFI exterior outlets 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.



