

COASTAL SERIES



GRAND PALM  
Close to everything. Far from ordinary.

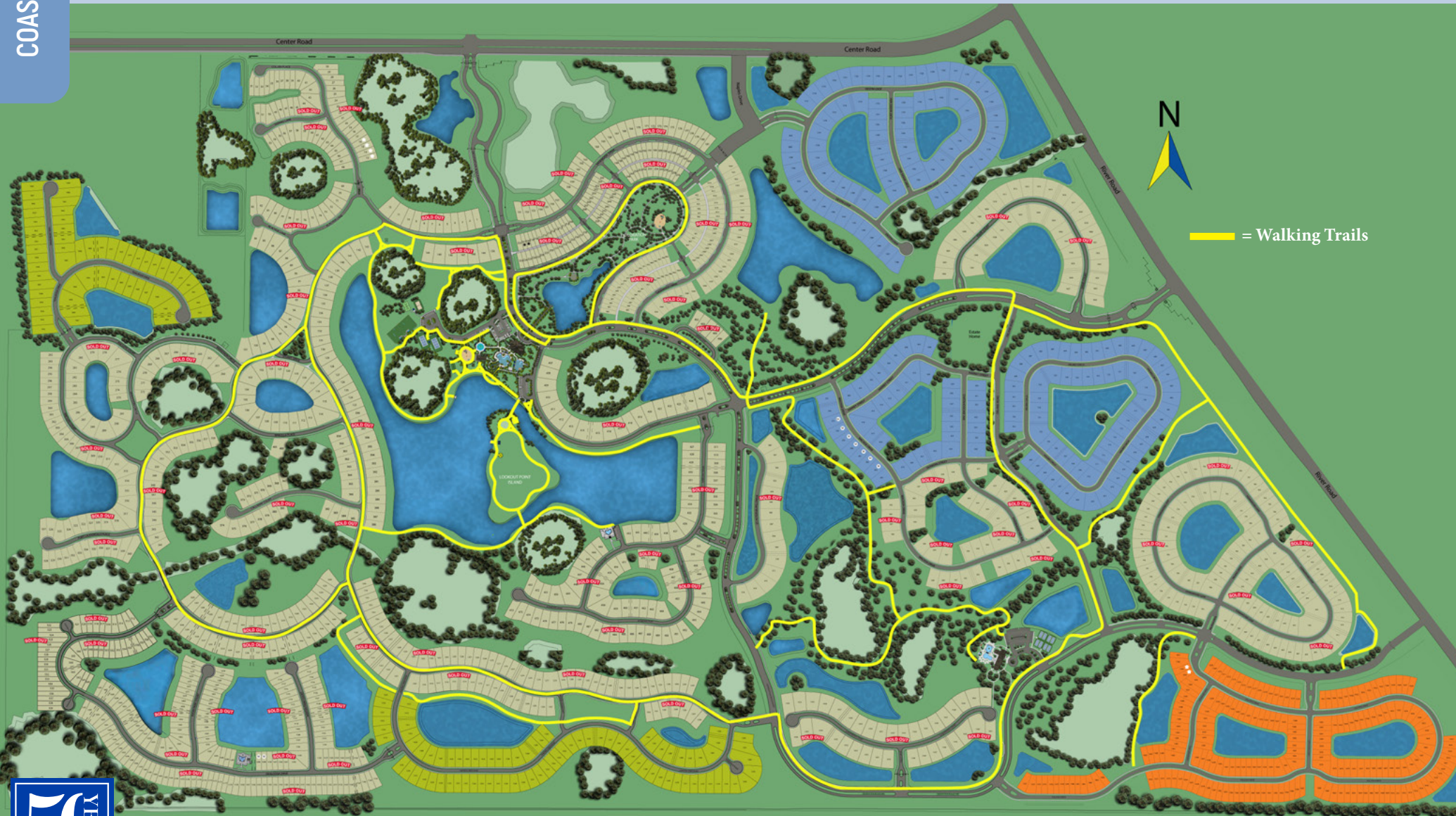


NEAL COMMUNITIES

Where You Live Matters







**NEAL COMMUNITIES**

Where You Live Matters

■ COVE SERIES  
 ■ CORAL SERIES  
 ■ COASTAL SERIES  
▲ MODEL HOMES  
 **DC** DISCOVERY CENTER

## WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- Over 100 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

- Convenient central location, an easy commute to downtown Venice and Englewood, and minutes from I-75
- Close to schools, shopping and recreation
- Resort-style pool, fitness pool, children's splash park and dog parks
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

## AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Island, Mediterranean, and British West Indies 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 siding 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 lanai
- Gutters included at sides only (per plan)

## QUALITY KITCHEN FEATURES

- General Electric® stainless steel appliance package:
  - 5-year General Electric Warranty (does not include disposal)
  - 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
- 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)

## NEAL GREEN HOME FEATURES

- NGBS Green Certification at the Silver level and + WELLNESS certification in compliance with National Green Building Standard ICC-700\*

\*Applies to homes permitted after March 1, 2022



## 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 Cat 6 phone/data or RG6 cable outlet (choice of 5 locations)
- 1 wireless access point prewire

## 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
- 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
- 2 conveniently located exterior hose bibs
- Steel storm panels (per plan)
- CPVC or PEX water lines throughout
- Roof with concrete roof tiles
- 5-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls (style per elevation)

## ENERGY-SAVING FEATURES

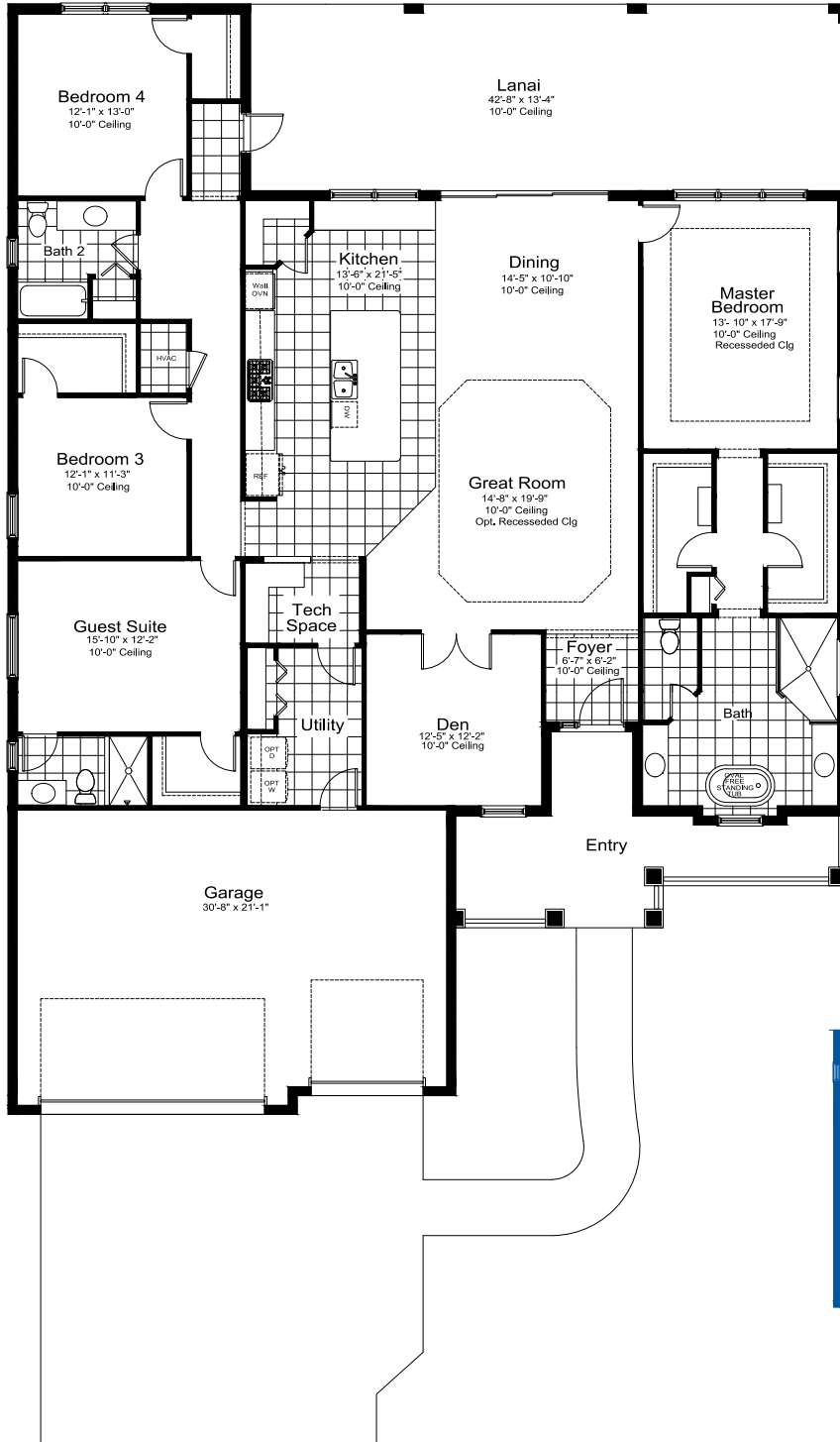
- Vinyl windows with Low-E glass
- Aluminum sliding glass doors
- Natural gas piping (per plan)
- R-38 ceiling insulation
- Premium fiberglass-insulated entry door with weather stripping
- Energy-efficient air conditioning system (SEER rating varies per plan)
- Insulated heating and cooling ductwork
- 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
- Energy efficient lighting (per plan)

## QUALITY ELECTRIC FEATURES

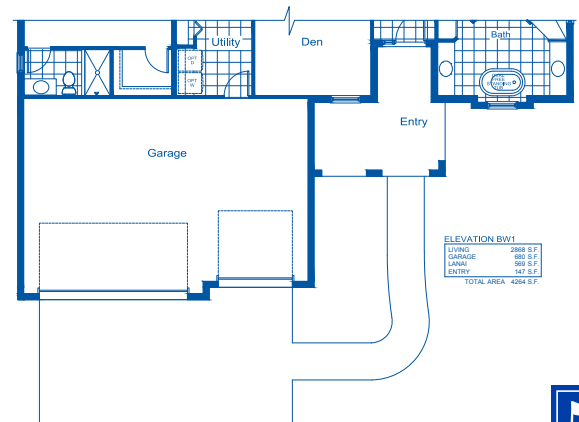
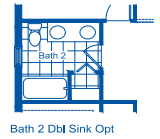
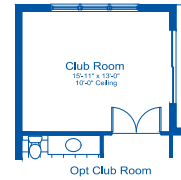
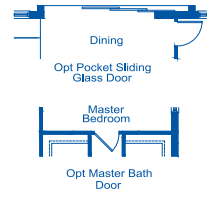
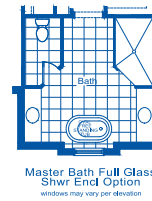
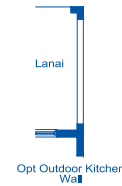
- Decora® light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors with battery backup
- Prewired for ceiling fans (choice of 3 locations plus lanai)
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan



# SAVANNAH 2



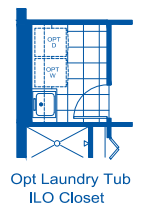
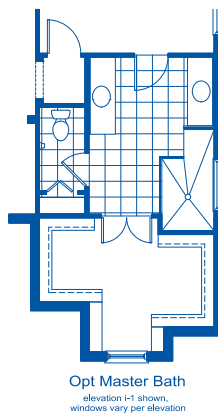
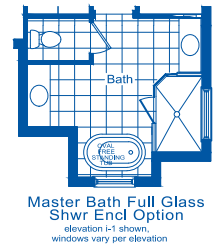
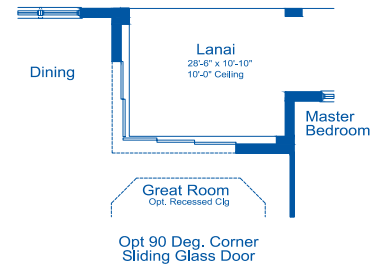
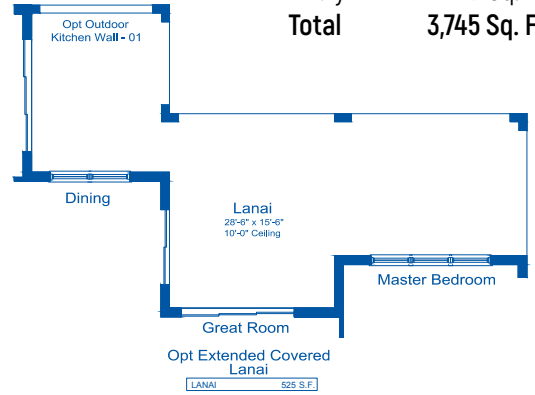
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|--------------|----------------------|
| Living       | 2,868 Sq. Ft.        |
| Garage       | 680 Sq. Ft.          |
| Lanai        | 569 Sq. Ft.          |
| Entry        | 147 Sq. Ft.          |
| <b>Total</b> | <b>4,264 Sq. Ft.</b> |



# CAPTIVA



|              |                      |
|--------------|----------------------|
| Living       | 2,698 Sq. Ft.        |
| Garage       | 685 Sq. Ft.          |
| Lanai        | 245 Sq. Ft.          |
| Entry        | 117 Sq. Ft.          |
| <b>Total</b> | <b>3,745 Sq. Ft.</b> |



# SANIBEL 2



M-2

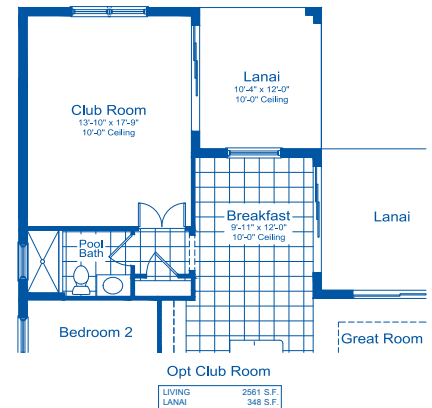
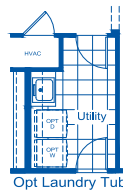
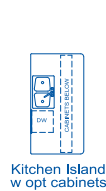
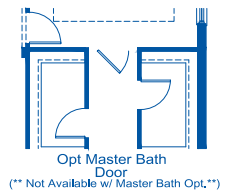
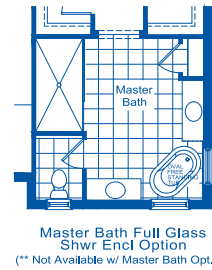
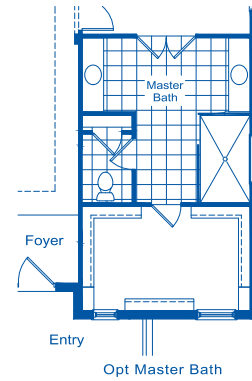
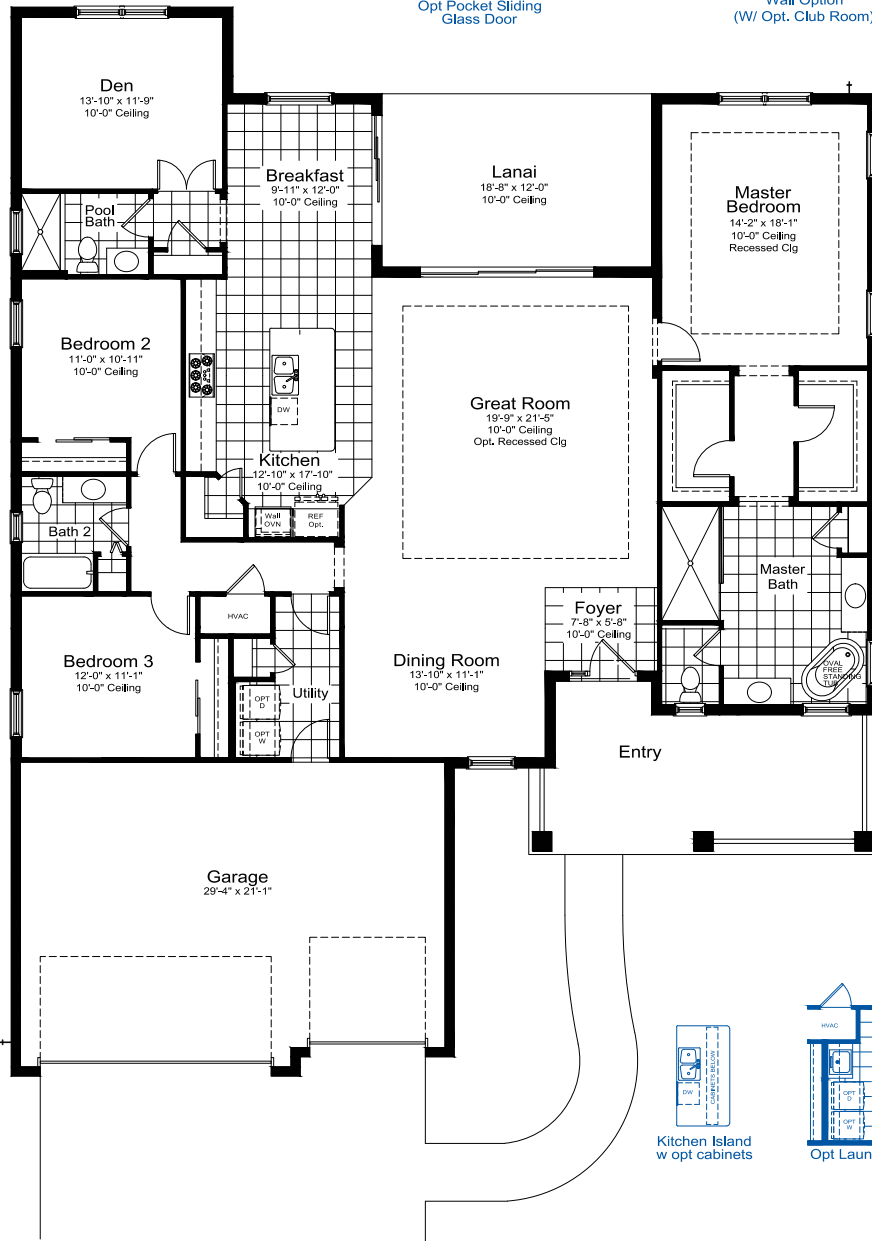


BW-1



I-5

|              |                      |
|--------------|----------------------|
| Living       | 2,559 Sq. Ft.        |
| Garage       | 652 Sq. Ft.          |
| Lanai        | 224 Sq. Ft.          |
| Entry        | 243 Sq. Ft.          |
| <b>Total</b> | <b>3,678 Sq. Ft.</b> |



# KIAWAH



|              |                      |
|--------------|----------------------|
| Living       | 2,907 Sq. Ft.        |
| Garage       | 683 Sq. Ft.          |
| Lanai        | 523 Sq. Ft.          |
| Entry        | 210 Sq. Ft.          |
| <b>Total</b> | <b>4,323 Sq. Ft.</b> |

