

CANOE CREEK
COASTAL SERIES




CANOE CREEK
AMENITIES



THE KIAWAH 2 AT CANOE CREEK

COASTAL SERIES



C1



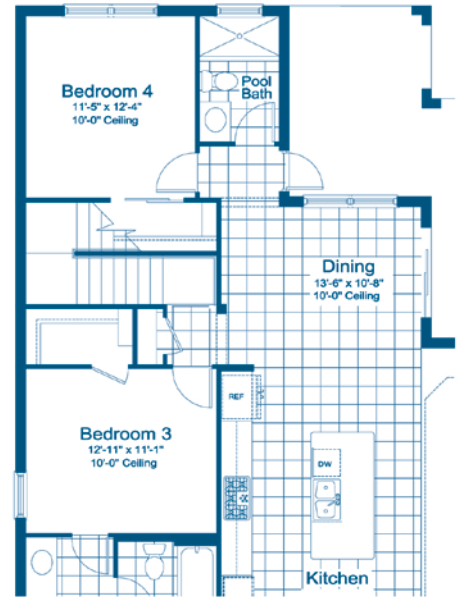
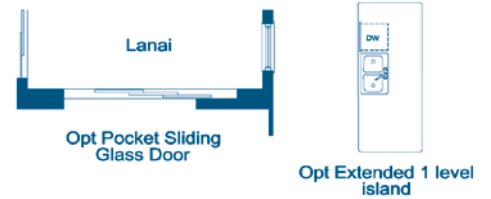
FH1



I2



ELEVATION C1	
Living	2908 SF
Garage	684 SF
Lanai	523 SF
Entry	214 SF
TOTAL	4329 SF



Partial First Floor
Stair w/ Opt Bonus Room



Opt Luxury Utility Room
w/ LT and under counter
w/d hook up

Opt Hall Cabinets ILO
Closet

*Site conditions may vary. Please see sales representative for details regarding elevations and plan variations.

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.

THE KIAWAH 2 BONUS AT CANOE CREEK

COASTAL SERIES



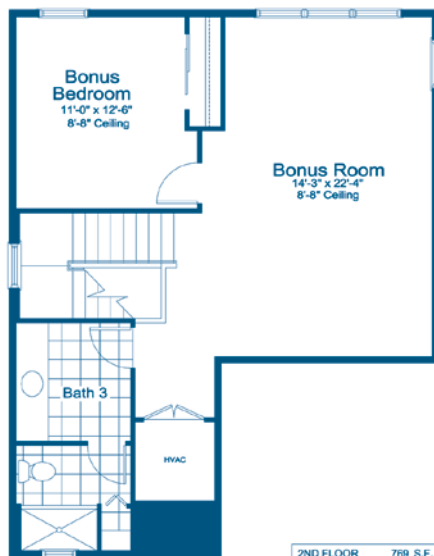
C1 BONUS



FH1 BONUS



I2 BONUS



Opt Bonus w/ Bonus Bed and Bath 3

ELEVATION FH1

Living	2908 SF
Garage	684 SF
Lanai	523 SF
Entry	193 SF
TOTAL	4308 SF

ELEVATION I2

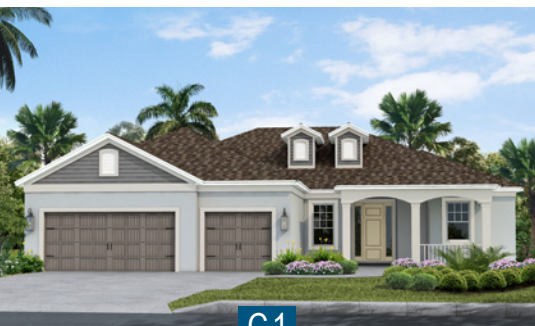
Living	2908 SF
Garage	684 SF
Lanai	523 SF
Entry	214 SF
TOTAL	4329 SF

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THE CAPTIVA AT CANOE CREEK

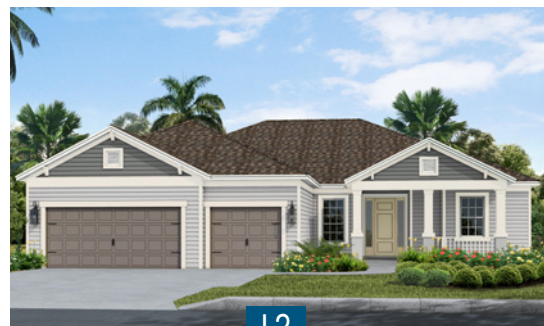
COASTAL SERIES



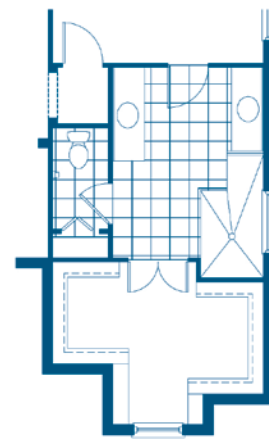
C1



FH1



I2



Opt Master Bath
elevation I-1 shown,
windows vary per elevation

ELEVATION FH1	
Living	2698 SF
Garage	685 SF
Lanai	245 SF
Entry	114 SF
TOTAL	3742 SF

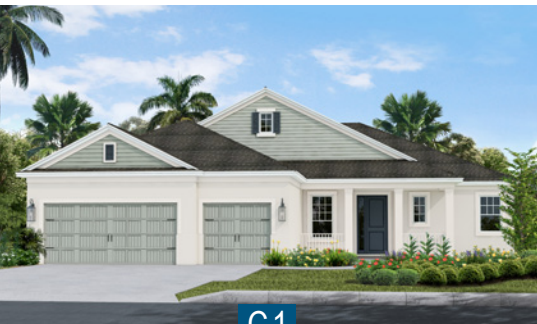
ELEVATIONS C1 & I2	
Living	2698 SF
Garage	685 SF
Lanai	245 SF
Entry	174 SF
TOTAL	3802 SF

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THE SANIBEL 2 AT CANOE CREEK

COASTAL SERIES



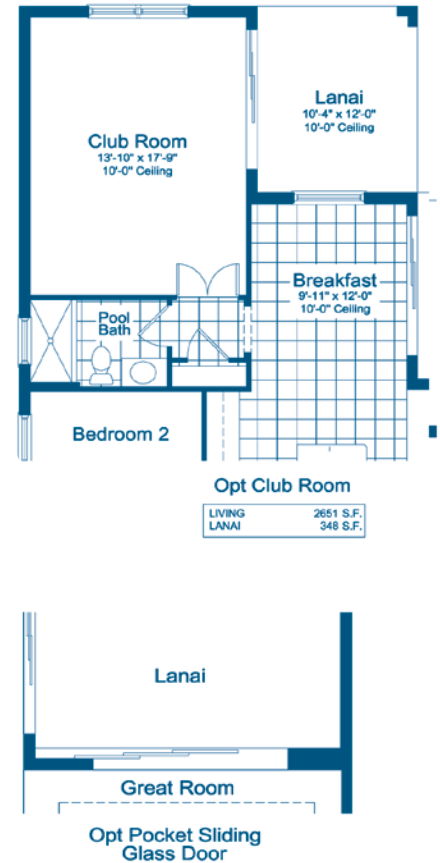
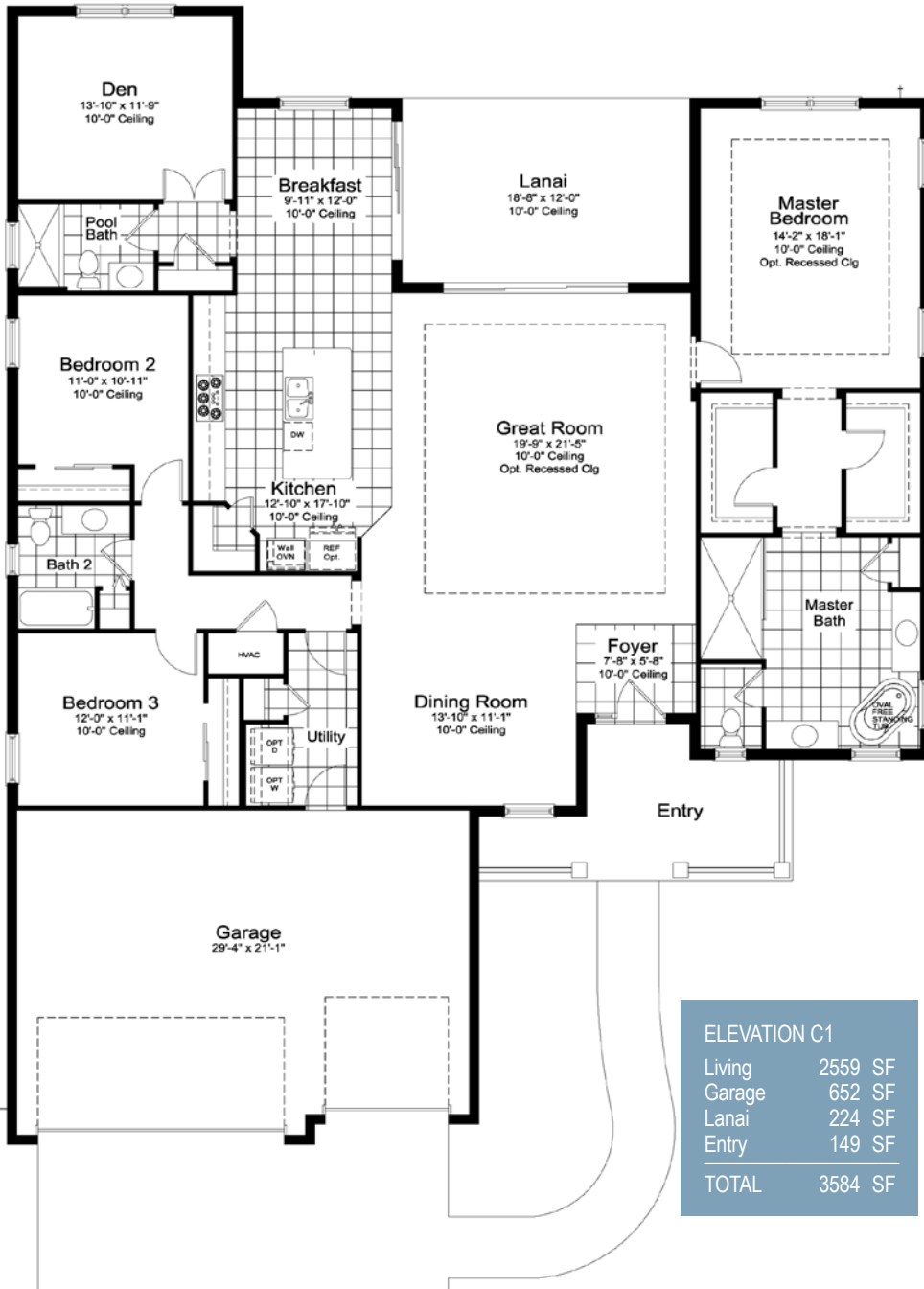
C1



FH2



I5



ELEVATION C1	
Living	2559 SF
Garage	652 SF
Lanai	224 SF
Entry	149 SF
TOTAL	3584 SF

ELEVATION FH2	
Living	2559 SF
Garage	652 SF
Lanai	224 SF
Entry	192 SF
TOTAL	3627 SF

ELEVATION I5	
Living	2559 SF
Garage	652 SF
Lanai	224 SF
Entry	243 SF
TOTAL	3678 SF

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FEATURES OF CANOE CREEK

COASTAL SERIES

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

- Recreation center with a fitness center, pool and spa, picnic shelter with grills, 4 pickleball courts, dog park and walking trails
- Beautifully landscaped entry and streets
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Farm House, Island, and Coastal 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 coach light(s)
- Corian window sills per plan
- Stylish lever door hardware
- Classic archedtop 2-panel interior doors
- Professionally landscaped home site including mulch
- 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
- Spraycrete top-coat finish at entry and lanai

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 recessed panel 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

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
- Free standing tub in master bath per plan
- 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 architectural shingles
- 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
- 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



NGBS GREEN
+WELLNESS

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

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.

THE SITE AT CANOE CREEK

COASTAL SERIES



13427 OLD CREEK COURT, PARRISH, FLORIDA 34219

941.251.1953

CanoeCreekFL.com

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.