Welcome to the Club!

COASTAL SERIES / St. Kitts
You Belong at Boca Royale
Living 2266 SF
Garage 473 SF
Lanai 187 SF
Entry 52 SF

TOTAL 2978 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.
SANIBEL

Club Room Option
Living 2558 SF
Cabana 429 SF

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Living 2453 SF
Garage 652 SF
Lanai 313 SF
Entry 83 SF
TOTAL 3501 SF
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Living 2698 SF  
Garage 685 SF  
Lanai 245 SF  
Entry 94 SF  
TOTAL 3722 SF

*Entry, windows and square footage may vary per elevation
Living 2895 SF
Garage 687 SF
Cabana 131 SF
Lanai 218 SF
Entry 89 SF

TOTAL 4020 SF

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KIAWAH

Living 2907 SF
Garage 683 SF
Lanai 523 SF
Entry 210 SF

TOTAL 4323 SF

Where You Live Matters

NEALCOMMUNITIES.COM

Where You Live Matters
SOUTHWEST FLORIDA’S MOST EXPERIENCED BUILDER
- Over 40 years of building award-winning homes
- Over 90 successful communities and over 14,000 homes built
- Dedicated customer care team
- Personalized Neal Design Center 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 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

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 with handle set at front entry
- Deadbolt on front entry door
- Classic archtop 2-panel interior doors
- Professionally landscaped home site including sod, mulch and automatic irrigation system per Sarasota County ordinance
- Spacious closets with ventilated shelving per plan
- Coffe 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
- Lighted attic access
- Air-conditioned laundry area with washer/dryer connections
- Sprayed concrete top-coat finish at screened lanai
- Paver walk, drive and entry
- Painted Garage Floor

QUALITY KITCHEN FEATURES
- General Electric stainless steel appliance package:
  - 5-year General Electric Factory Warranty
  - Built-in wall oven/microwave combo
  - Dishwasher
  - Gas cooktop with hood
  - 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

QUALITY ELECTRIC FEATURES
- 50-gallon gas water heater and electric heat pump - Rater – certified to be substantially leak free
- All air conditioning ductwork 3rd party tested by a Class 1 Energy Rater - certified to be substantially leak free
- High-efficiency 16-SEER air conditioning system with variable speed air handler and digital programmable thermostat
- 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 BATH FEATURES
- Cultured marble countertops in baths with integral sinks; matte finish with bullnose edge in master bath; gloss finish with standard edge in guest bath
- 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 tub in guest bath
- Deco mirrored medicine cabinets per plan
- Outside vented exhaust fans in all baths

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 Cat5 phone/data and RG6 cable outlet (choice of 5 locations)
- One Wireless Access Point prewire

QUALITY CONSTRUCTION FEATURES
- Professionally-engineered structural components
- Concrete block construction
- Maintenance-free soffit and fascia
- 2 conveniently located exterior hose bibs
- Steel storm shutters per plan
- CPVC water lines throughout
- Roof with concrete roof tiles
- 5-year exterior paint warranty
- Raised-panel overhead garage door per elevation with operator and remote controls
- 10-year structural warranty

ENERGY SAVING FEATURES
- Vinyl windows with Low-E glass - bronze or white per elevation
- Aluminum sliding glass doors - bronze or white per elevation
- Natural gas piping per plan
- R-38 ceiling insulation
- Premium fiberglass insulated entry door with weather stripping
- High-efficiency 16-SEER air conditioning system with variable speed air handler and digital programmable thermostat
- 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
- Decor light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors and battery backup
- Prewired for ceiling fans - choice of 3 interior locations plus lanai
- GFI safety outlets in all wet areas
- Lighted front door bell
- Cat 5 telephone, choice of 2 locations and RG6 cable outlets, choice of 3 locations
- GFI exterior outlets per plan
- USB/duplex combo outlets - choice of 3 locations

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 or complete details on Included Features.
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.