WHERE YOU LIVE MATTERS
- Over 50 years of building award-winning homes
- Over 90 successful communities and over 17,000 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)
- Outside vented exhaust fans in all baths
- Decorative yard light
- Colonial windows (in select locations)
- 5 1/4” colonial baseboards
- Classic colonial moldings
- Color-matched ceiling texture
- Professionally engineered structural components
- Outside vented exhaust fans in all baths

ENERGY-SAVING FEATURES
- Raised-panel overhead garage door with operator
- 5-year exterior paint warranty
- Roof with concrete roof tiles
- CPVC or PEX water lines throughout
- Steel storm panels (per plan)
- 2 conveniently located exterior hose bibs
- Air-conditioned laundry area with washer/dryer connections
- Long-lasting 17” ceramic tile floors in foyer, kitchen, baths and utility
- High-efficiency 16-SEER air conditioning system with variable speed air handler
- R-38 ceiling insulation
- Premium fiberglass-insulated entry door with weather stripping
- High-efficiency 16-SEER air conditioning system with variable speed air handler
- 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
- Energy efficient lighting (per plan)
- 50-gallon gas water heater and electric heat pump
- 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 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)

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)
- Elevated 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)

QUALITY HOME FEATURES
- Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- Vinyl windows with Low-E glass
- Aluminum sliding glass doors
- Natural gas piping (per plan)
- 1 wireless access point prewire
- 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)
  - GFI safety outlets in all wet areas
  - GFI exterior outlets per plan

NEAL COMMUNITIES
Where You Live Matters
LiveGrand.com | 941.417.8985
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COASTAL SERIES

SANIBEL

Living 2,453 Sq. Ft.
Garage 652 Sq. Ft.
Lanai 313 Sq. Ft.
Entry 141 Sq. Ft.
Total 3,559 Sq. Ft.

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Living  2,698 Sq. Ft.
Garage  685 Sq. Ft.
Lanai    245 Sq. Ft.
Entry    117 Sq. Ft.
Total    3,745 Sq. Ft.
SAVANNAH 2

Living  2,863 Sq. Ft.
Garage  680 Sq. Ft.
Lanai    569 Sq. Ft.
Entry    147 Sq. Ft.
Total   4,259 Sq. Ft.
Living 2,907 Sq. Ft.
Garage 683 Sq. Ft.
Lanai 523 Sq. Ft.
Entry 210 Sq. Ft.
Total 4,323 Sq. Ft.