









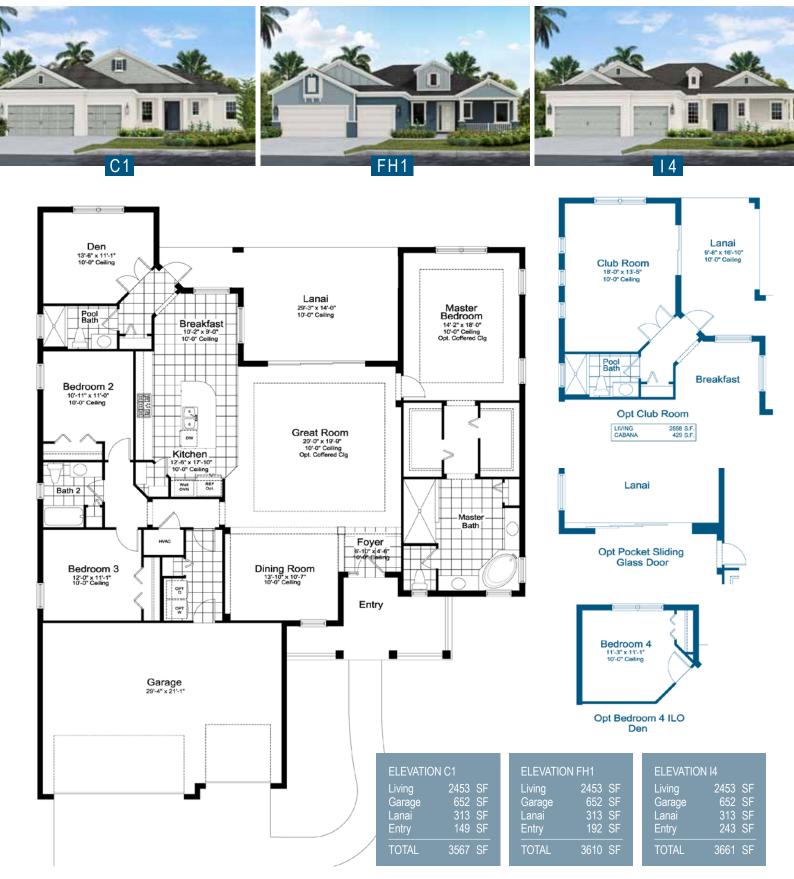
AMENITIES





THE SANIBEL AT CANOE CREEK

COASTAL SERIES

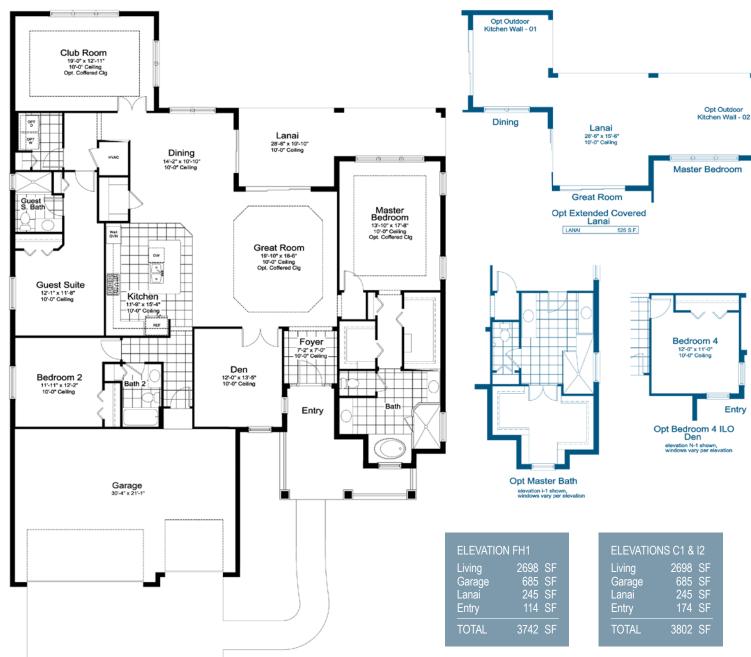


*Site conditions may vary. Please see sales representative for details regarding elevations and plan variations.

THE CAPTIVA AT CANOE CREEK

COASTAL SERIES

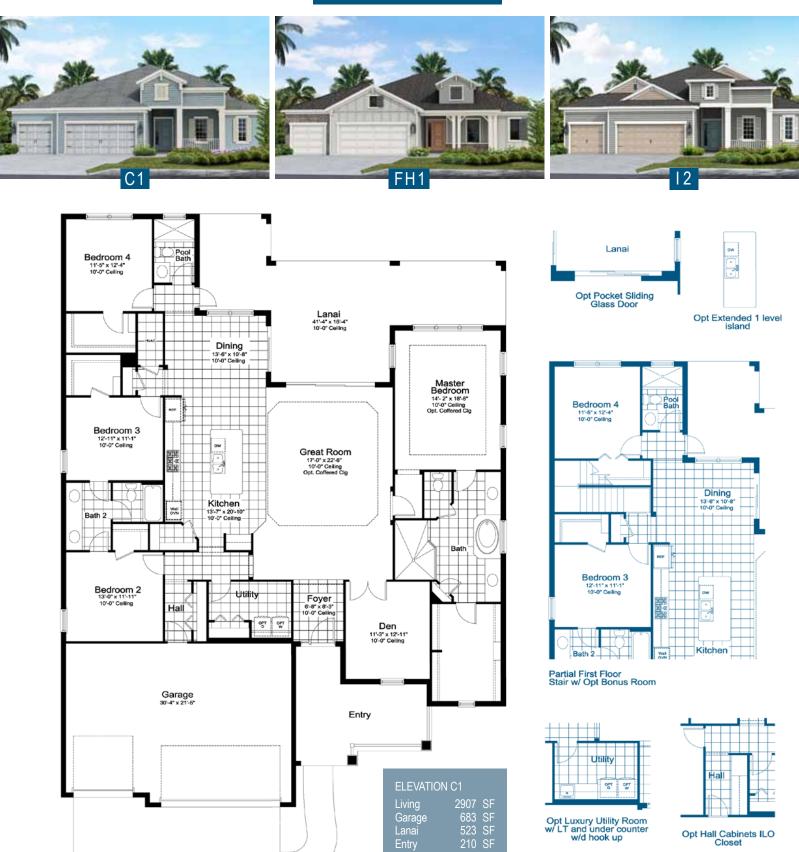




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THE KIAWAH AT CANOE CREEK

COASTAL SERIES



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TOTAL

4323 SF

THE KIAWAH BONUS AT CANOE CREEK COASTAL SERIES









Opt Bonus w/ Bonus Bed and Bath 3



Opt Bonus w/ Bonus Bedrooms and Bonus Bath

Living Garage Lanai 683 SF 523 SF 193 SF Entry 4306 SF TOTAL

ELEVATION 12			
Living	2907	SF	
Garage	683	SF	
Lanai	523	SF	
Entry	214	SF	
TOTAL	4327	SF	

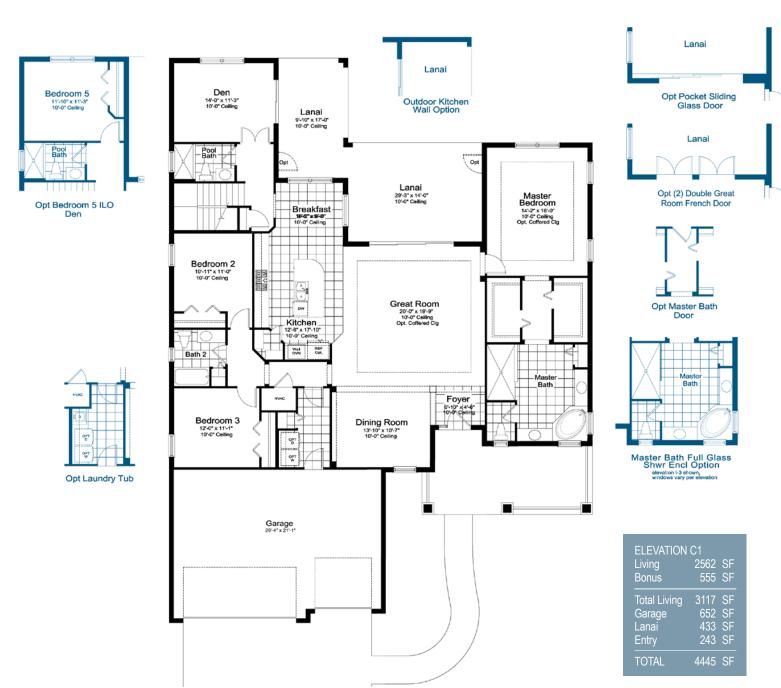
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THE PALM ISLAND AT CANOE CREEK COASTAL SERIES









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THE PALM ISLAND AT CANOE CREEK COASTAL SERIES





Opt Upper Floor ALL ELEVATIONS

Opt Upper Floor ALL ELEVATIONS

Opt Upstairs Bed 4 With Bath



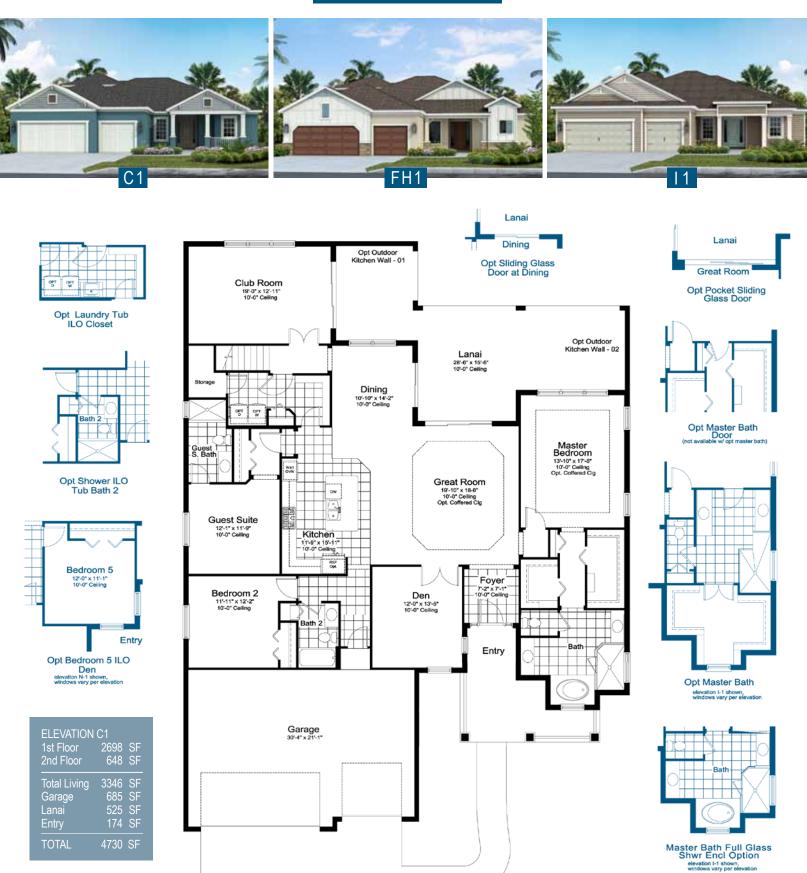
Upper Floor ALL ELEVATIONS

ELEVATION FH1			
Living	2562	SF	
Bonus	555	SF	
Total Living	3117	SF	
Garage	652	SF	
Lanai	433	SF	
Entry	203	SF	
TOTAL	4405	SF	

ELEVATION 13			
Living	2562	SF	
Bonus	555	SF	
Total Living	3117	SF	
Garage	652	SF	
Lanai	433	SF	
Entry	149	SF	
TOTAL	4351	QE.	

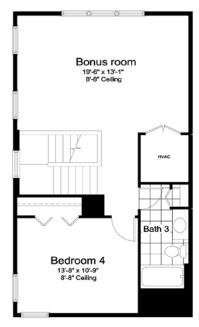
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THE SEABROOK AT CANOE CREEK COASTAL SERIES



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THE SEABROOK AT CANOE CREEK COASTAL SERIES





Upper Floor ALL ELEVATIONS

Opt Shower ILO Tub Bath 3

ELEVATION I1			
1st Floor	2698	SF	
2nd Floor	648	SF	
Total Living	3346	SF	
Garage	685	SF	
Lanai	525	SF	
Entry	210	SF	
TOTAL	4766	SF	

ELEVATION FH1			
1st Floor	2698	SF	
2nd Floor	648	SF	
Total Living	3346	SF	
Garage	685	SF	
Lanai	525	SF	
Entry	114	SF	
TOTAL	4670	SF	

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FEATURES OF CANOE CREEK

COASTAL SERIES

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- · Over 40 years of building award-winning homes
- Over 90 successful communities and over 13,000 homes built
- · Dedicated customer care team
- Personalized Neal Design Center selection session
- 10-year ull 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 Coastal, Island, and Farmhouse elevations
- · Decorative architectural details and shutters per plan
- · Designer-selected exterior color palettes
- · Professional in-house design service
- · Exterior textured wall finish with siding, 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 coach lights
- Corian window sills per plan
- · Stylish lever door hardware
- Classic archtop 2-panel interior doors
- Professionally landscaped home site including sod, mulch and 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
- Lighted attic access
- Air-conditioned laundry area with washer/dryer connections
- · Spraycrete top-coat finish at entry and lanai
- 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 full overlay thermofoil raised panel or standard overlay 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

- Cultured marble countertops in baths with integral sinks and standard edge; matte finish in master bath; gloss finish in guest bath
- · Ceramic tile walls and glass shower enclosure in master bath per plan

- Elongated, white water closet
- Full overlay thermofoil raised panel or standard overlay recessed panel wood veneer cabinets with stylish hardware
- Privacy water closet in master bath per plan
- · Full-width vanity mirrors
- · Chrome faucets single lever
- · 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 bath

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 water lines throughout
- · Roof with architectural shingles
- 5-year exterior paint warranty
- Raised-panel overhead garage door per elevation with operator and remote controls

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

ENERGY SAVING 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
- R-38 ceiling insulation
- Premium fiberglass insulated entry door with weather stripping
- High-efficiency 16-SEER air conditioning system with variable speed air handler
- 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 boxHardwired smoke detectors and battery backup
- Prewired for ceiling fans choice of 3 locations
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan
- USB/duplex combo outlets choice of 3 locations

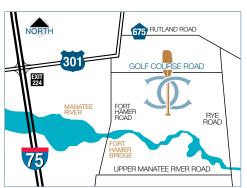
Neal Communities reserves the right to make changes to this information at anytime without notice. This document supercedes previously published Included Features.

See Sales Representative or complete details on Included Features.



THE SITE AT CANOE CREEK COVE 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