



**MARQUESA ISLES**  
OF *Naples*

**NEAL**COMMUNITIES

Where You Live Matters



## FEATURES

### COMMUNITY FEATURES

- Located in the heart of Downtown Naples
- Convenient to area beaches, world-class shopping and dining at Mercato, Tin City, Fifth Avenue South, Third Street South, Waterside Shops; and nearby attractions that include Artis-Naples, The Naples Philharmonic, The Naples Players Sugden Community Theatre and world-class beaches
- A gated, natural gas community
- British West Indies-inspired paired villa community – maintenance assisted
- Beautifully landscaped entry and streets
- No CDD fees!

### AWARD-WINNING DESIGN FEATURES

- Four custom-designed elevations
- Decorative architectural details and shutters (per plan)
- Designer-selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with accents (per plan)
- Professionally designed landscape package included
- Neal Design Gallery choices for personalization
- The proven quality, service and integrity of Neal Communities

### QUALITY KITCHEN FEATURES

- General Electric® appliance package in white or black (per plan):
  - Five-year General Electric Factory Warranty
  - Washer and dryer
  - Over-the-range microwave oven
  - Dishwasher
  - Refrigerator
  - Gas range
- 1/2-HP Moen® disposal
- Recessed-panel wood veneer standard overlay cabinets with stylish hardware
- 36" upper cabinets
- 3 cm granite countertops – choice of value colors
- Stainless undermount double sink
- Chrome single-handle faucet
- Spacious pantry for additional storage (per plan)

### LUXURY FEATURES

- Skip trowel finish on walls and ceiling
- Classic colonial moldings
- Energy-efficient colonial windows in select locations
- Corian® windowsills (per plan)
- Stylish lever door hardware
- Classic two-panel interior doors
- Professionally landscaped homesite, including 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"x17" ceramic tile floors in kitchen, foyer, laundry and baths
- Lighted attic access
- Air-conditioned laundry area with washer and dryer connections
- Pavers on screened lanai
- Paver entry, walk and drive
- Gutters included at front raised entry
- Decorative garage coach lights
- White 2" blinds on operable windows

### LUXURY BATH FEATURES

- Cultured marble with integral bowl in master bath and guest bath
- Ceramic tile walls and glass shower enclosure in master bath (per plan)
- Elongated, private white closet in master bath (per plan)
- Recessed-panel wood veneer standard overlay cabinets
- Full-width vanity mirrors
- Chrome designer Moen® faucets
- Water-resistant tile backer in all wet areas
- Moen® towel bars, soap dishes and paper holders
- Designer vanity lights
- White acrylic tub in guest bath
- Mirrored medicine cabinets (per plan)
- Outside vented exhaust fans in all baths
- Semi-frameless shower enclosure with walk-in shower (per plan)

### SMART HOME FEATURES

- 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 5 phone/data and RG6 cable outlet (choice of five locations) and one Wireless Access Point pre-wire

### QUALITY CONSTRUCTION FEATURES

- Professionally engineered structural components
- Durable reinforced concrete block construction
- Maintenance-free ventilated soffits and fascia
- Two conveniently-located exterior hose bibs
- Storm protection package/storm panels (per plan)
- Flat concrete roof tile
- Quality weather-resistant exterior paint
- Raised-panel overhead garage door
- Ducted return air lines for quietness
- Five-year exterior paint warranty
- Ten-year full structural warranty
- Two-year mechanical warranty
- One-, Six- and Eleven-month warranty service inspections available

### ENERGY-SAVING FEATURES

- Insulated Low-E double-glazed windows and sliding glass doors
- Energy-efficient LED recessed lights and compact fluorescent (CFL) light bulbs throughout
- Natural gas hook-up for 50-gallon water heater, range and dryer
- R-30 ceiling insulation
- Premium fiberglass-insulated entry door with weather stripping
- 16-SEER high-efficiency air-conditioning system with variable speed air handler
- Insulated heating and cooling ductwork
- Vented soffits for attic ventilation

### QUALITY ELECTRIC FEATURES

- Decorá® light switches throughout
- Copper interior wiring
- Hardwired smoke detectors with battery backup
- Pre-wired for ceiling fans (per plan)
- GFI safety outlets in all wet areas
- Garage door operator with two remote controls
- GFI exterior outlets (per plan)



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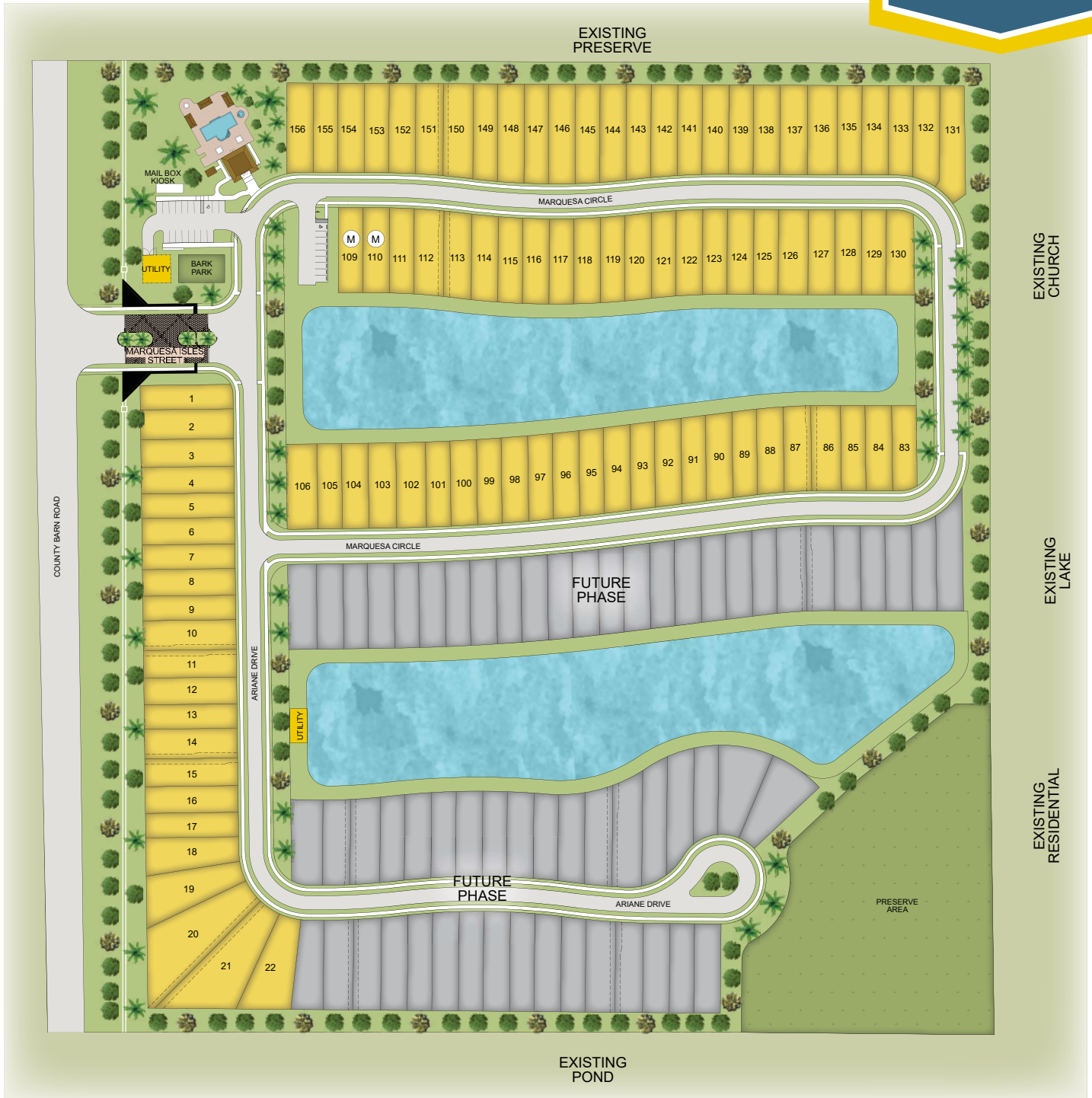
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# SITE PLAN



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C-1



SANDCASTLE



C-2



BW-1



BW-2



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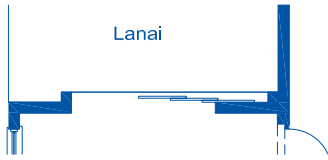
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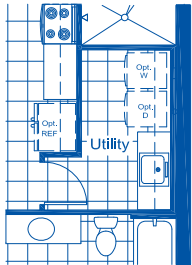
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# SANDCASTLE

3 Bedrooms, 2 Bath, Great Room, Den, 2-Car Garage | Total Area 2,596 Sq. Ft.  
 Living Area 1,842 Sq. Ft. | Garage 476 Sq. Ft. | Lanai 147 Sq. Ft. | Entry 131 Sq. Ft.

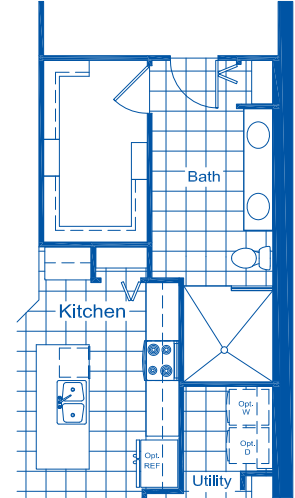
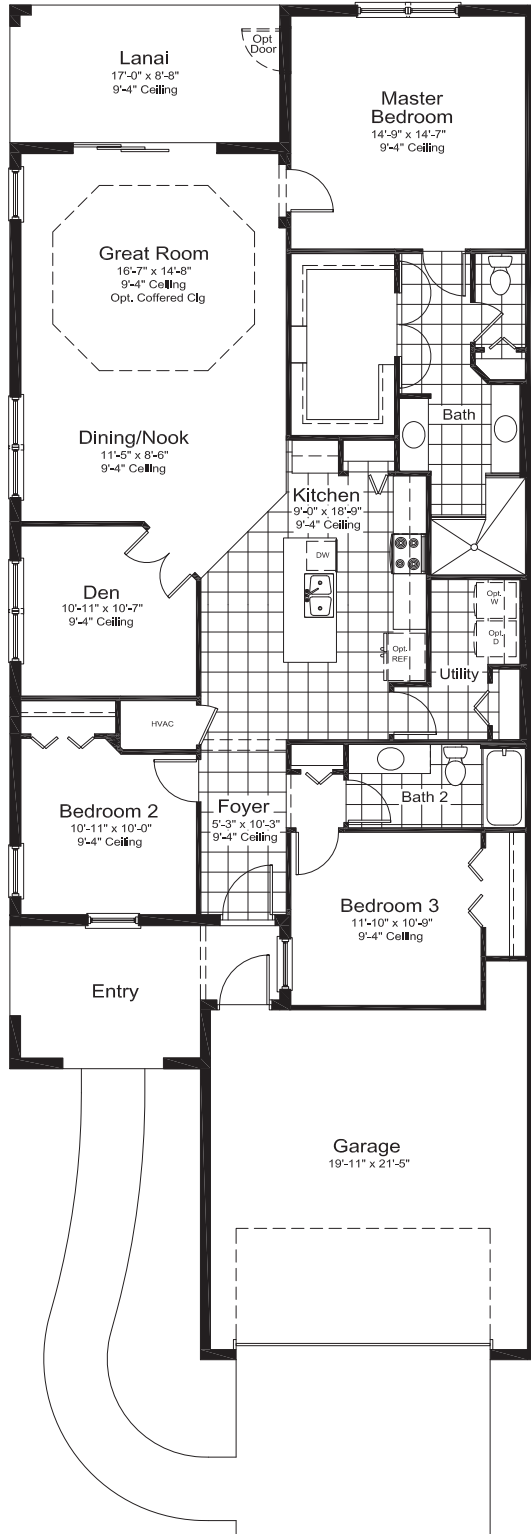
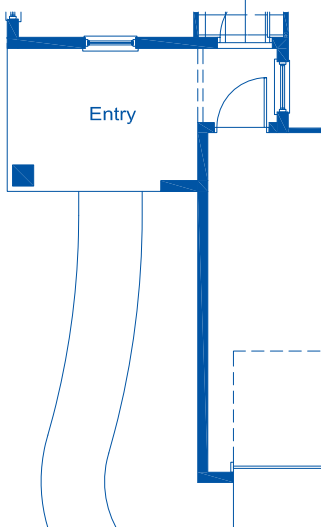


Opt Pocket Sliding Glass Door

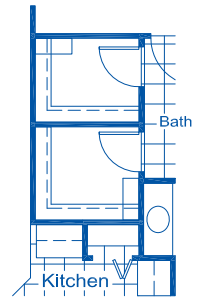


Opt Laundry Tub

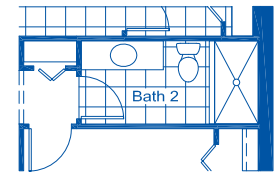
Elevation C-1



Opt Easy Access Bathroom



Opt Master Bath Double Closet



Opt Shower ILO Tub

BW-1



TIDEWINDS



BW-2



C-1



C-2



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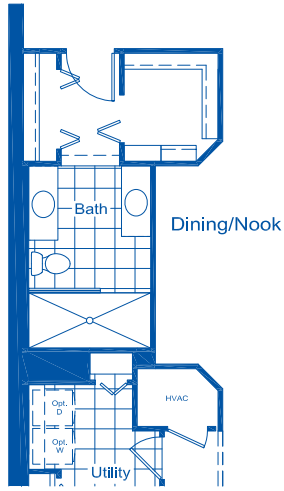
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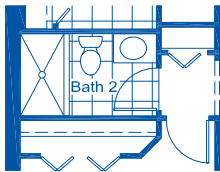
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# TIDEWINDS

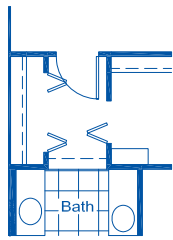
2 Bedrooms, 2 Bath, Great Room, Den, 2-Car Garage | Total Area 2,320 Sq. Ft.  
 Living Area 1,632 Sq. Ft. | Garage 419 Sq. Ft. | Lanai 149 Sq. Ft. | Entry 120 Sq. Ft.



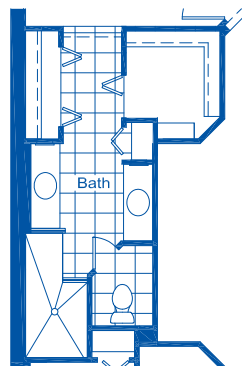
Opt Easy Access Bathroom



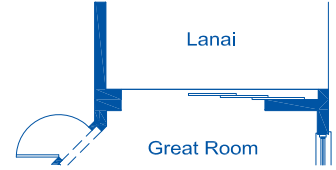
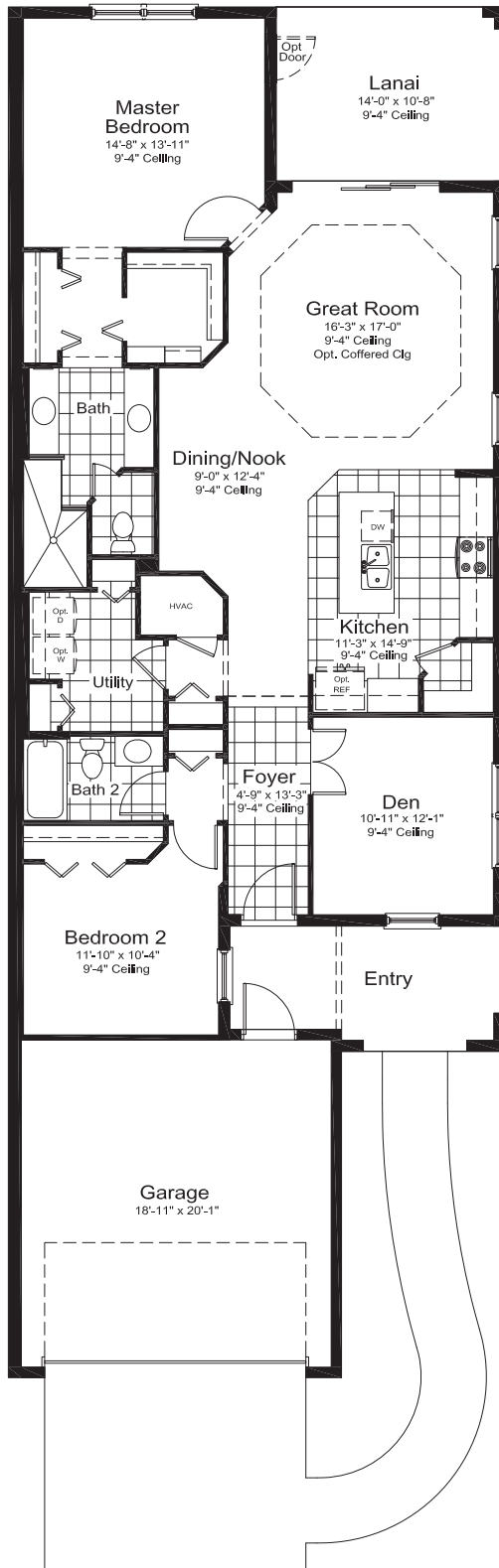
Opt Shower ILO Tub



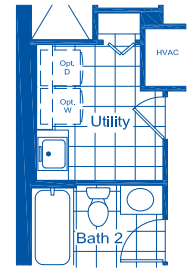
Opt Master Bath Door



Opt Master Bath with Linen



Opt Pocket Sliding Glass Door



Opt Laundry Tub

Elevation C-1

