



## FEATURES

### WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- Over 90 successful communities and over 15,000 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

### COMMUNITY FEATURES

- Located in the heart of downtown Naples convenient to area beaches, world-class shopping and nearby attractions
- A gated, natural gas, maintenance-assisted community
- British West Indies-inspired paired villa community
- Beautifully landscaped entry and streets
- No CDD Fees

### AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Coastal and British West Indies elevations
- Decorative architectural details and shutters (per plan)
- Designer-selected exterior color palettes
- Professionally designed landscape package
- Exterior textured wall finish with siding or banding and accents (per plan)
- Neal Design Gallery offers choices for personalization of your home
- 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 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
- Solid Surface® 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
- 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

- Corian white countertops with integral sinks in baths
- 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)

### 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)
- Arc prevention circuits in bedrooms
- GFI safety outlets in all wet areas
- Garage door operator with two remote controls
- GFI exterior outlets (per plan)

### 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 and RG6 cable outlet (choice of 5 locations)
- One Wireless Access Point pre-wire



MARQUESA ISLES  
OF Naples

NEAL COMMUNITIES

Where You Live Matters

239.778.9711 | 2122 Marquesa Circle, Naples, FL 34112 | Lanasellsnewhomes.com

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