

**TOWNHOMES
SERIES**



SKYSAIL

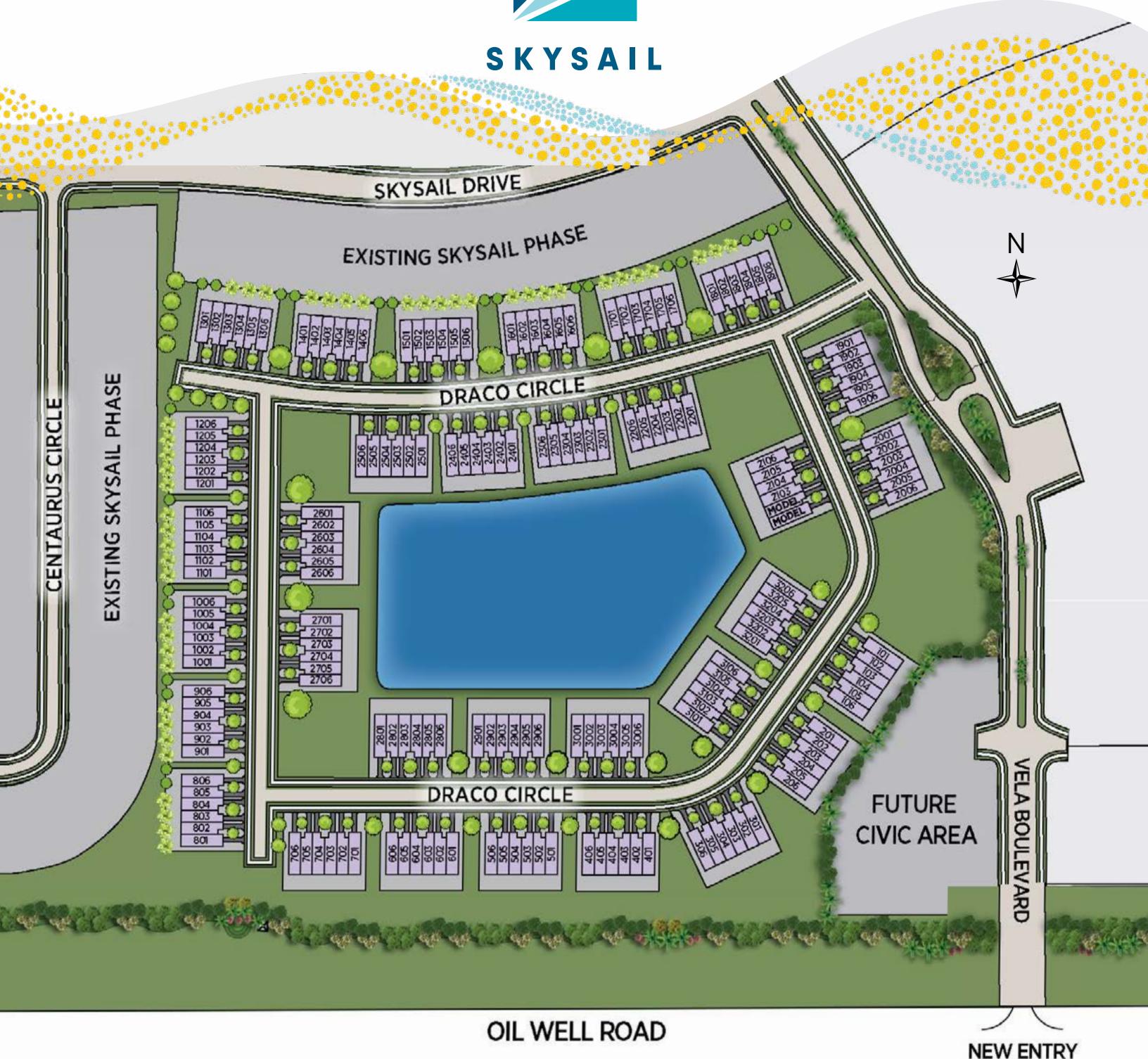


NEAL COMMUNITIES
Where You Live Matters

TOWNHOMES SERIES



SKYSAIL



NEAL COMMUNITIES

Where You Live Matters



©2025 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. Product selections can change at any time due to availability in the current marketplace. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. CBC 1256375. (04.15.25)



SKYSAIL

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

- Over 50 years of building award-winning homes
- Over 100 successful communities
- Over 24,500 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

- 246 acres of lakes offering beautiful waterfront views
- 2 dog parks, 3 community event lawns, a lakehouse and a wellness center
- 3-mile perimeter trail
- Resort-style pool, lap pool and a spa
- A fishing pier, 8 pickleball and 2 tennis courts plus an outdoor gaming area with ping-pong and checker tables
- Easy access to Paradise Coast Sports Complex, a premier sports and special events venue

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Tuscan, Northern Italian, Coastal, and Florida Modern elevations
- Decorative architectural details and shutters per plan
- Designer-selected exterior color palettes
- Professionally designed landscape package
- Professional in-house design service
- Neal Design Gallery offers choices for personalization of your home
- Exterior textured wall finish with siding OR banding and accents per plan
- The proven quality, service, and integrity of Neal Communities

LUXURY FEATURES

- Textured finish on walls and ceiling
- Classic colonial moldings
- 3-1/4" colonial baseboards
- Colonial windows (in select locations)
- Decorative coach lights
- Solid Surface window sills per plan
- Stylish lever door hardware
- Classic 2-panel interior doors
- Gutters included on all elevations
- Professionally landscaped home site 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" ceramic tile floors in foyer, kitchen, baths and utility
- Air-conditioned laundry area with washer/dryer connections
- Painted garage floor
- Paver entry, walk, drive and lanai
- 2" blinds on all operable windows
- Screened lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty
 - Over-the-range microwave
 - Refrigerator
 - Electric range
 - Dishwasher
- Moen 1/2 HP disposal
- 42" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding
- Granite countertops
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan





SKYSAIL

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
- Elongated white water closet
- Recessed panel wood veneer cabinets with stylish hardware
- Full-width vanity mirrors
- Chrome single lever faucets
- Water resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White tub in guest bath
- Outside vented exhaust fans in all baths
- Deco mirrored medicine cabinets (per plan)

QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction
- Maintenance-free soffit and fascia
- Two conveniently located exterior hose bibs
- Steel storm panels first floor & impact resistant windows on second floor
- PEX water lines throughout
- Roof with concrete roof tiles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

ENERGY SAVING FEATURES

- Insulated low-E double glazed windows and sliding glass doors
- Impact windows on second floor
- R-38 ceiling insulation
- Premium fiberglass insulated entry door with weather stripping
- Energy-efficient air conditioning system (SEER rating varies per plan)
- Insulated heating and cooling ductwork
- All air conditioning ductwork 3rd party tested by a Class 1 Energy Rater - certified to be substantially leak free
- 40 gallon electric water heater per plan
- Energy efficient lighting per plan

QUALITY ELECTRIC FEATURES

- Decora light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors with battery backup
- Prewired for ceiling fans - living room, bedrooms & lanai
- Arc prevention circuits in bedrooms
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan
- Smart thermostat with wifi technology
- Smart entry door deadbolt with wifi technology
- Structured wiring system to include five (5) Cat 5 phone/data outlets (choice of locations)

4056 SkySail Drive, Naples, FL 34120 | 239.990.2125 | SkySailFL.com



©2025 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to make changes to this information at anytime without notice. Product selections can change at any time due to availability in the current marketplace. This document supercedes previously published Included Features. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. CBC 1256375 (04.01.25)

**TOWNHOMES
SERIES**



SKYSAIL



PARKER

1,994 Sq Ft

2 Story

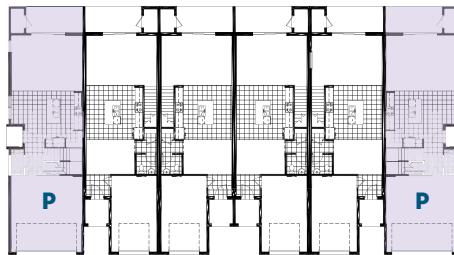
3 Beds

2.5 Baths

2-Car Garage

3 Bedrooms, 2.5 Baths, 2-Car Garage

Living Area 1,994 Sq. Ft.
 Garage 420 Sq. Ft.
 Lanai 105 Sq. Ft.
 Storage 33 Sq. Ft.
 Entry 24 Sq. Ft.
 Total Area 2,576 Sq. Ft.



**TOWNHOMES
SERIES**



SKYSAIL



AVERY

1,790 Sq Ft

2 Story

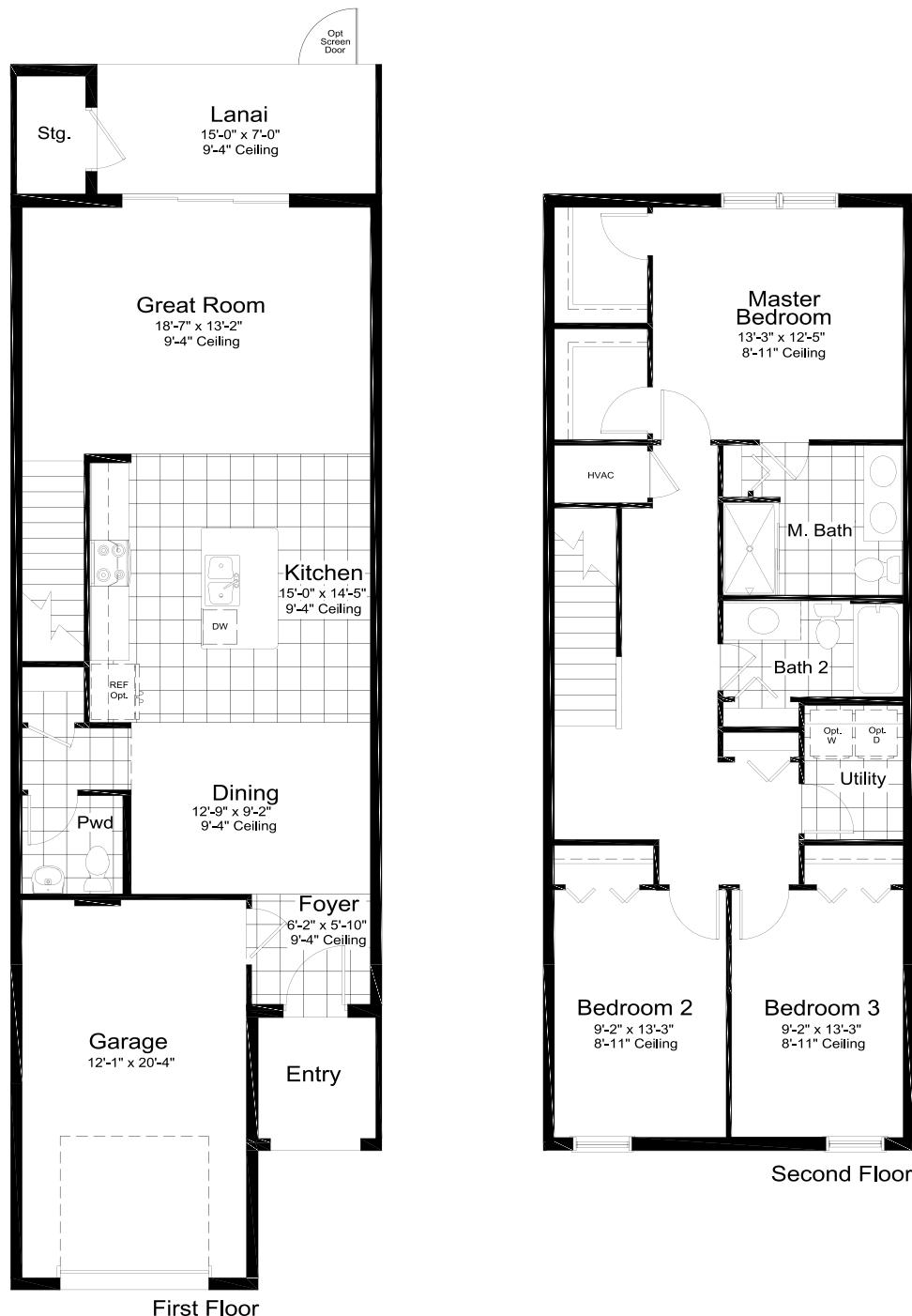
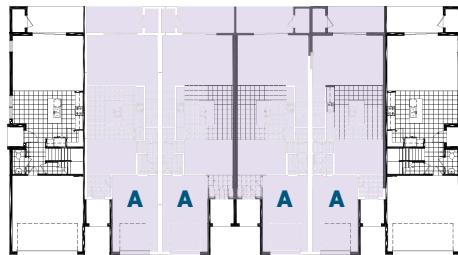
3 Beds

2.5 Baths

1-Car Garage

3 Bedrooms, 2.5 Baths, 1-Car Garage

Living Area	1,790 Sq. Ft.
Garage	276 Sq. Ft.
Lanai	107 Sq. Ft.
Storage	33 Sq. Ft.
Entry	48 Sq. Ft.
Total Area	2,254 Sq. Ft.



©2025 Neal Communities, Lakewood Ranch, Florida. All rights reserved. Neal Communities reserves the right to change elevations, and specifications without notice. All renderings and maps are an artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. All dimensions have been calculated from architectural drawings and may be subject to minor variations during construction. Product selections can change at any time due to availability in the current marketplace. This brochure is for informational purposes only, and should not be the sole basis of a decision to purchase any property. Please see our sales representatives with any questions. We do business in accordance with the Federal Fair Housing Law. CBC 1256375. (02.11.25)