FEATURES

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 full structural warranty
- 1-,6- and 11-month warranty service inspections available
- 2-year mechanical warranty
- Highest customer care satisfaction rate

AWARD-WINNING DESIGN FEATURES

- Choice of 2 custom-designed Spanish, Tuscan or Island elevations
- 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 available (per plan)

LUXURY FEATURES

- Orange peel walls with knockdown ceiling texture
- Classic colonial moldings
- 5 1/4" colonial baseboards
- Colonial windows (in select locations)
- 2" window blinds
- Decorative yard light
- Corian® windowsills (per plan)
- Stylish lever door hardware
- Classic arch top 2-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" ceramic tile floors in foyer, kitchen, baths and utility
- Air-conditioned laundry area with washer/dryer connections
- Spraycrete® topcoat finish at lanai and entry
- Painted garage floor

QUALITY KITCHEN FEATURES

- General Electric® stainless steel appliance package:
  - 5-year General Electric Warranty
  - Side-by-side refrigerator with ice/water dispenser
  - Over-the-range microwave
  - Dishwasher
  - Gas range
  - 1/2 HP disposal
- 36" upper full-overlay thermofoil-raised-panel cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- 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 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 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 water lines throughout
- Roof with concrete roof tiles
- 5-year exterior paint warranty
- Raised-panel overhead garage door per elevation with operator and remote controls

SMART HOME FEATURES

- Smart thermostat with Z-wave technology
- Smart entry door dead bolt 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 5 locations) and one Wireless Access Point pre-wire

ENERGY-SAVING FEATURES

- Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- White vinyl windows with Low-E glass
- White 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 third-party tested by a Class 1 Energy Rater (certified to be substantially leak-free)
- 50-gallon gas water and electric heat pump
- Energy efficient lighting (per plan)

QUALITY ELECTRIC FEATURES

- Decora® light switches throughout
- Decorative light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors and battery backup
- Pre-wired 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)

INDIGO AT LAKEWOOD RANCH | NEAL COMMUNITIES Where You Live Matters

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