



CANOPY

Another exceptional community by

NEAL COMMUNITIES

Southwest Florida's Most Experienced Home Builder For Over 40 Years





CANOPY



WELCOME HOME

Experience the natural beauty of Canopy, brought to you by Neal Communities—Southwest Florida's most experienced home builder for over 40 years. Designed to incorporate the community's majestic trees, Canopy is as much about preserving its past as it is about creating a beautiful future for homeowners. An ideal, quiet retreat from the demands of life, Canopy is, as its name implies, a relaxing environment with a 7-acre central lake, preserve areas with two additional lakes, and a serenity park.

Located north of Vanderbilt Beach Road, east of Collier Boulevard in Naples, Florida, Canopy puts residents quietly out of the way while conveniently close to everything. Beaches, shopping, golf and schools are all nearby, as are airports, healthcare, dining and recreation.

Home to only 108 single-family residences, Canopy offers a variety of home styles and floor plan options to suit nearly any taste—all with thoughtful designs and features to meet any need.

Eight open floorplans ranging from 1,772 to just under 3,000 square feet offer excellent choices, while exterior styles ranging from Mediterranean to French Colonial mean your sense of personal style has also found a home.

We encourage you to discover more about Canopy. Once you do, you'll appreciate the difference Neal Communities builds into its homes, and understand why we were named America's Best Builder in 2012. Welcome to Canopy and welcome to the Neal family!

Life at Canopy is all about balance. Balancing a quiet location with a convenient one. Balancing the land's established natural environment with one suited to new homes. Balancing life and recreation with a peaceful retreat. It is this kind of balance you will be both drawn to and love.

Thank you for discovering Canopy and Neal Communities. Welcome home!

NEAL COMMUNITIES

When you build your new home with Neal Communities, you become part of our extended family. More than 9,000 families have trusted in our dedication, stability and staying power of Neal Communities. Our team of homebuilding experts will guide you every step of the way from designing and building your home and pool, to obtaining a mortgage and title. You can count on us to be with you every step of the way. It's all part of the unique Neal experience.

As Southwest Florida's most experienced builder for 40-plus years, Neal Communities has created more than 70 communities spanning Southwest Florida. Our attention to detail and customer service are hallmarks of everything we do.

We're confident you will enjoy living in a Neal Communities home and being part of our family. That's because we do so much more than just build houses - we create memorable lifestyles.





CANOPY





CANOPY

FEATURE SHEET



NEIGHBORHOOD FEATURES

- Mediterranean and French Colonial style homes in a lushly landscaped, gated community with a serenity park, 7-acre center lake and preserve and lake views
- 18-acres of wetland preserve and green areas
- Convenient to dining, beaches and Marco Island
- Near attractions, the arts and a host of entertainment venues
- Close to shopping at The Mercato, Tin City, Fifth Avenue South, Third Street South, Waterside Shops and more
- Maintenance included
- Sidewalks throughout community
- The proven quality, service and integrity of Neal Communities

AWARD-WINNING DESIGN FEATURES

- Custom-designed French Colonial and Mediterranean elevations
- Decorative architectural details per plan
- Professional in-house design services
- Designer-selected exterior color palettes
- Professionally designed landscape package

LUXURY FEATURES

- Textured finish on walls and ceiling
- Classic colonial moldings
- 5 1/4" baseboard throughout
- Energy efficient colonial windows in select locations
- Corian window sills per plan
- Stylish lever door hardware
- Deadbolt on front-entry door
- Classic two-panel 8'0" interior doors
- 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 ceramic tile floors in kitchen, foyer, laundry & baths - 18"x18"
- Lighted attic access
- Air-conditioned laundry area with washer & dryer connections
- Spraycrete top-coat finish on screened lanai
- Paver entry, walk and drive
- Decorative garage coach lights

QUALITY KITCHEN FEATURES

- General Electric appliance package in white or black per plan:
 - 5-year General Electric Factory Warranty
 - Over-the-range microwave
 - Dishwasher
 - Range
 - 1/2-HP disposal
- White thermofoil raised-panel full overlay or wood veneer standard overlay cabinets with stylish hardware
- 42" upper cabinets in kitchen
- Granite countertops
- Stainless undermount double sink

- Chrome single-lever faucet
- Spacious pantry for additional storage per plan

LUXURY BATH FEATURES

- Cultured marble top with integral bowl in master bath and guest bath
- Ceramic tile walls and glass shower enclosure in master bath (per plan)
- White thermofoil raised-panel full overlay or wood veneer standard overlay cabinets
- Elongated, private water closet in master bath per plan
- Full width vanity mirrors
- Chrome designer faucets
- Water resistant tile backer in all wet areas
- Ceramic towel bars, soap dishes and paper holder
- 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
- Concrete block construction
- Maintenance-free soffits and fascia
- Two conveniently located exterior hose bibs
- Storm Protection Package - Storm shutters per plan
- CPVC water lines throughout
- Concrete roof tile in choice of colors
- Five-year exterior paint warranty
- Raised-panel overhead garage door
- 10-year structural warranty

ENERGY SAVING FEATURES

- Low-E double-pane windows
- Energy efficient compact fluorescent (CFL) lightbulbs
- 50-gallon water heater
- R-30 ceiling insulation
- Premium fiberglass insulated entry door with weather stripping
- High-efficiency air-conditioning system with digital programmable thermostat
- Insulated heating and cooling ductwork
- Vented soffits for attic ventilation

QUALITY ELECTRIC FEATURES

- Decora light switches throughout
- Copper interior wiring
- Hardwired smoke detectors and battery backup
- Prewired for ceiling fans (per plan)
- GFI safety outlets in all wet areas
- Lighted front door bell
- Garage door operator with 2 remote controls
- Cat-5 telephone and RG6 cable outlets
- GFI exterior outlets (per plan)

CANOPY SALES CENTER

3783 CANOPY CIRCLE | NAPLES, FL 34120 | 866.890.9213 | NEALCOMMUNITIES.COM

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**NO CDD!
AFFORD MORE
& PAY LESS!**

**BUILDING.
HOME.
LIFE *beyond*
compare.**



**NO
CDD
FEES!**



CANOPY

Save thousands more when you buy a home in Canopy.

For over 40 years, Neal Communities has built thousands of high-value homes in over 80 communities throughout Southwest Florida. The financial stability that comes with that kind of track record pays our customers added dividends in more ways than one.

For instance: Many other builders and developers use Community Development Districts to pass along the cost of a community's infrastructure to their residents - essentially, using YOUR money to build THEIR community.

This fee then appears on your tax bill. With an average annual CDD assessment ranging from \$600 to \$3,000 per year, that amounts to an additional \$30,000 to \$60,000 (over a 30-year note) to live in a CDD!

Do the research. Before you purchase a home in another community, ask about CDD fees. And remember, when you purchase a new home at Canopy you get a home in a fabulous community featuring our exciting lifestyle and unparalleled amenities, without the ongoing burden of a CDD payment.

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3783 Canopy Circle, Naples, FL 34126 | 888.301.5939 | NealCommunities.com



Prices and availability subject to change without notice. CBC1256375





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FRESHWATER 2



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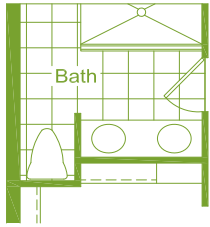


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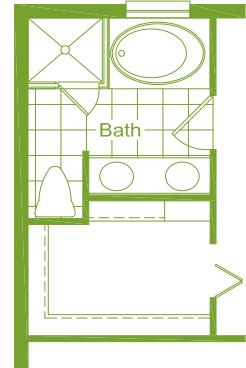




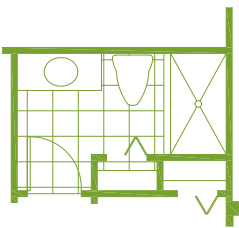
CANOPY



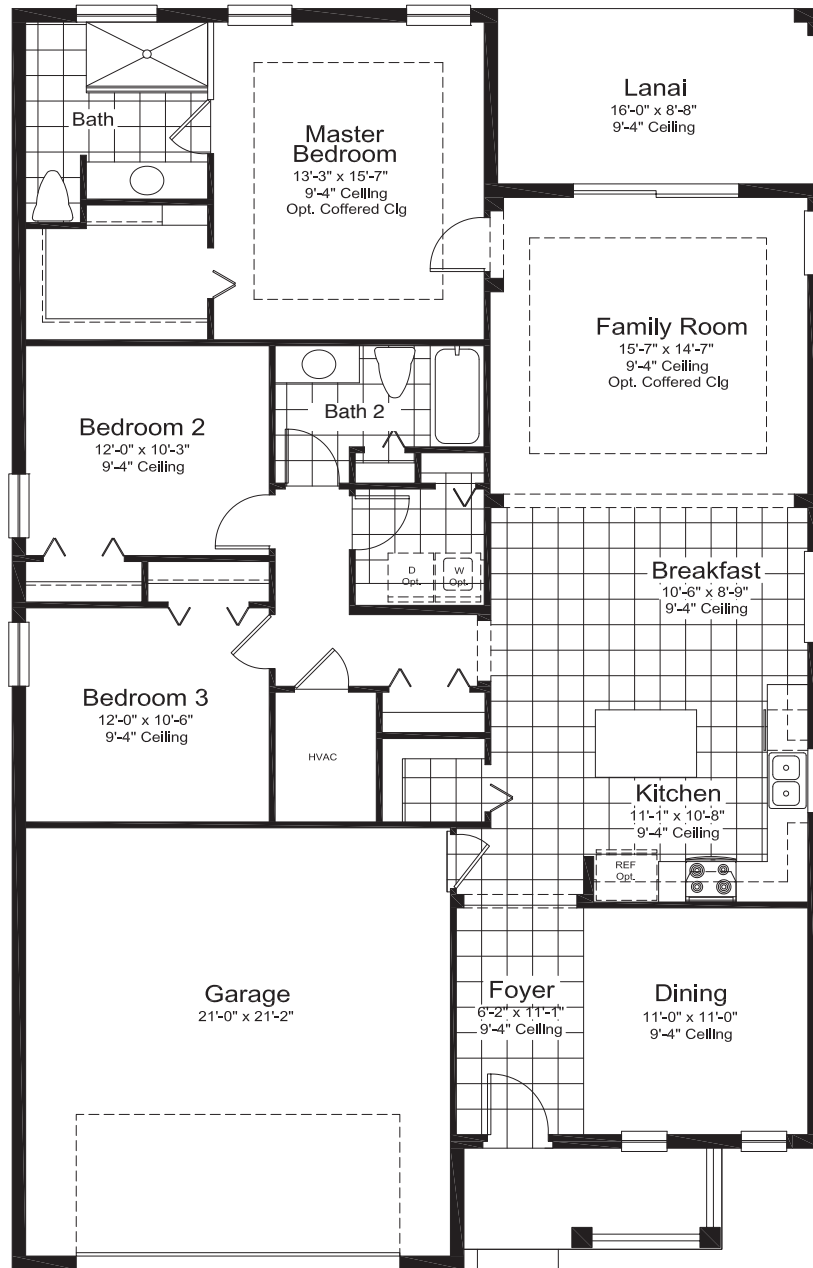
Master Bath
Double Sink Option



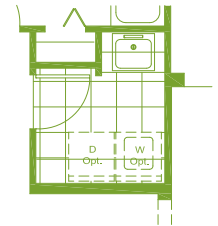
Master Bath
Double Sink Option



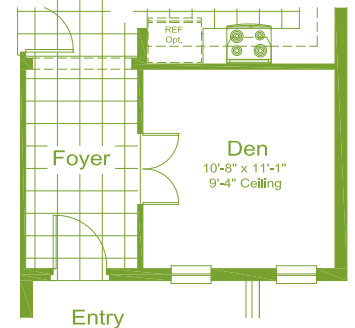
Bath 2
Shower Option



Lanai
Outdoor Kitchen Option



Laundry Tub Option



Den Option

3 Bedroom, 2 Bath, 2-Car Garage

Living Area.....	1,772
Garage	477
Lanai.....	139
Entry.....	64
Total Area.....	2,452



CANOPY



WHITE SAND 2



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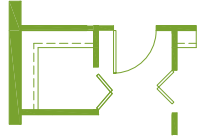
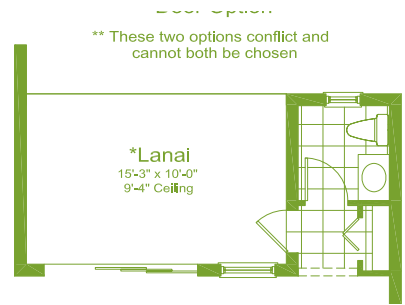


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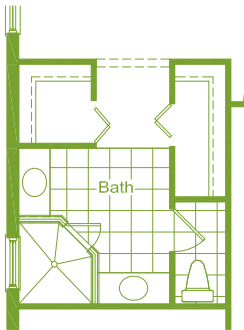


*Pocket Sliding Glass Door Option

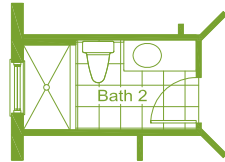
** These two options conflict and cannot both be chosen



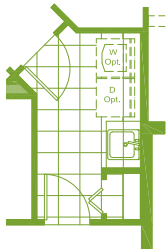
Master Bath Door Option



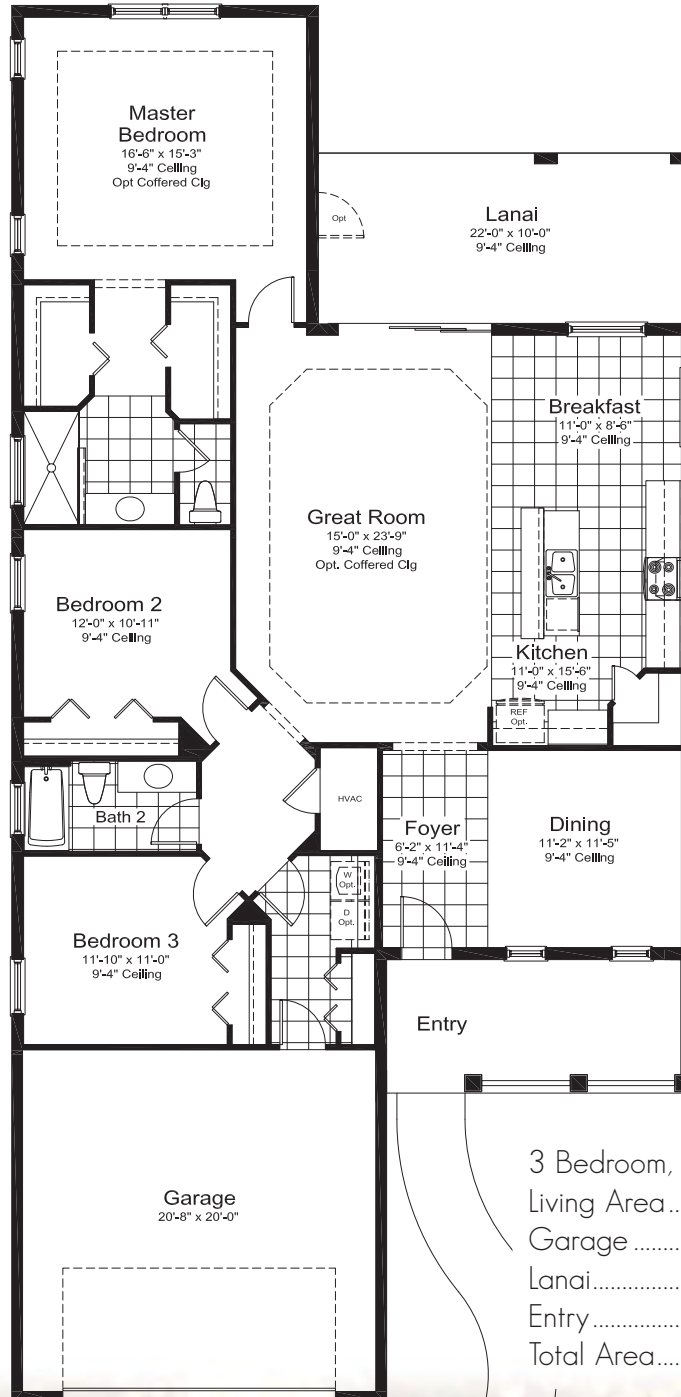
Master Bath Option



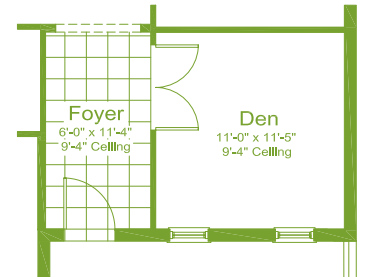
Bath 2 Shower Option



Laundry Tub Option



Outdoor Kitchen Option



Den Option

3 Bedroom, 2 Bath, 2-Car Garage

Living Area.....	1,946
Garage	455
Lanai.....	220
Entry.....	141
Total Area.....	2,762



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BLUE SKY 2



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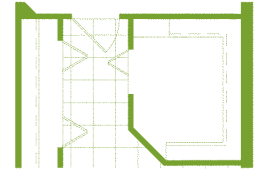
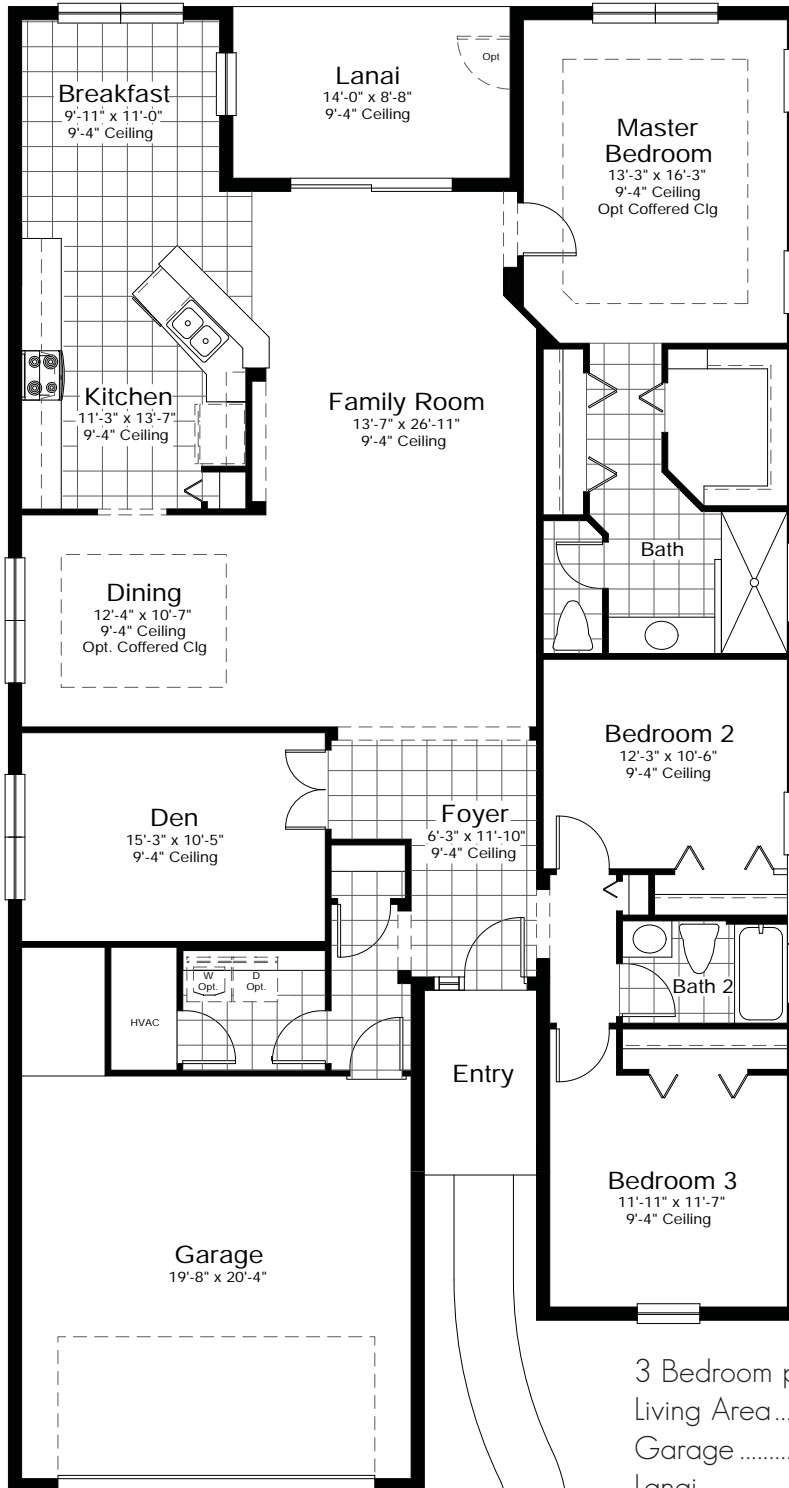




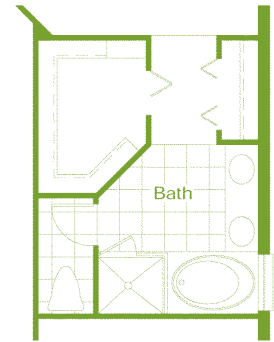
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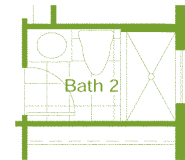
Pocket Sliding Glass Door Option



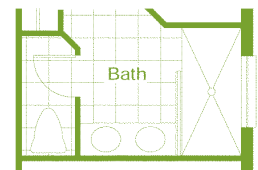
Master Bath Door Option



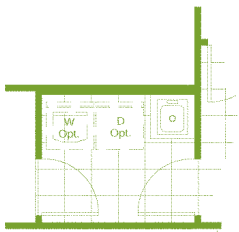
Master Bath Tub Option



Bath 2 Shower Option



Master Bath Double Sink Option



Laundry Tub Option

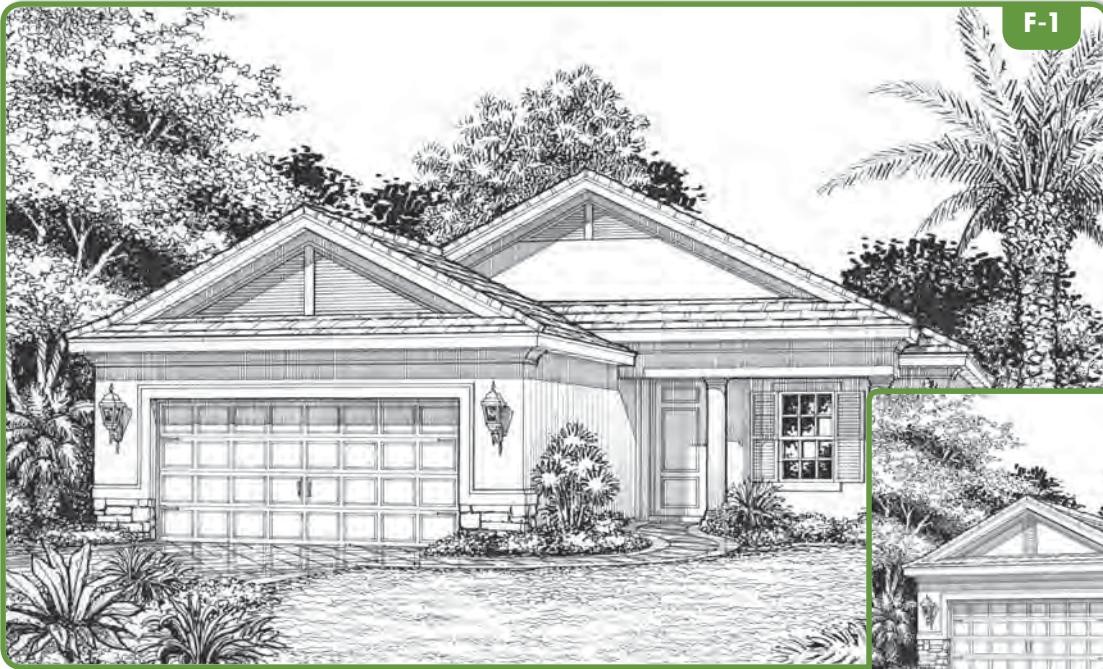
3 Bedroom plus Den, 2 Bath, 2-Car Garage	
Living Area.....	2,147
Garage.....	473
Lanai.....	121
Entry.....	53
Total Area.....	2,794



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SWEETWATER



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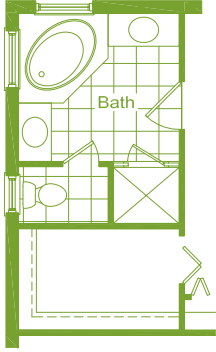




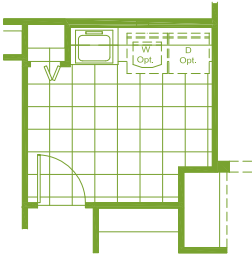
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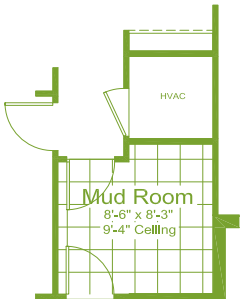
Pocket Sliding Glass Door Option



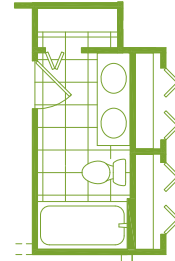
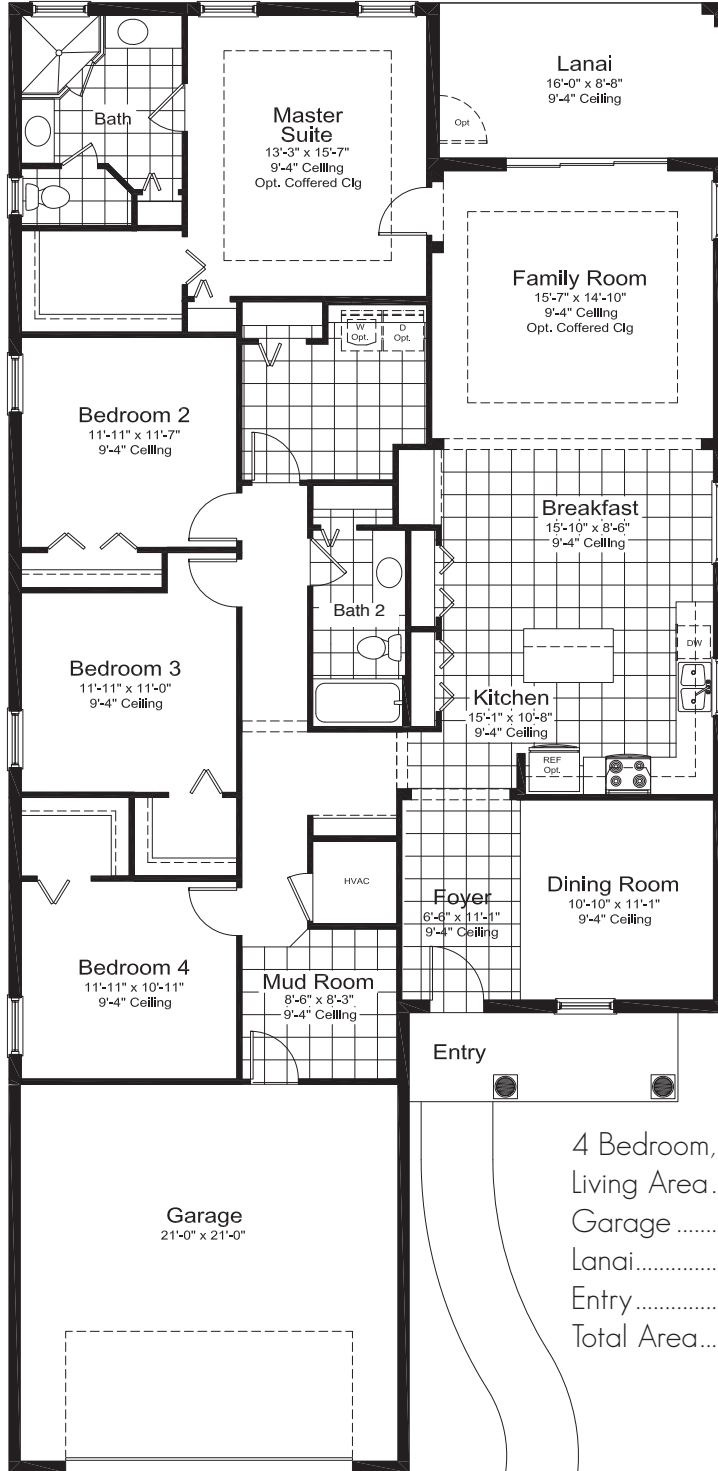
Master Bath Tub Option



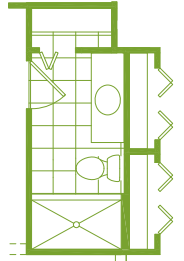
Laundry Tub Option



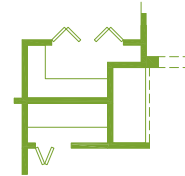
Mud Room Door Option



Bath 2 Double Sink Option



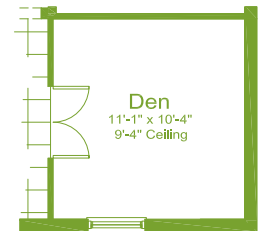
Bath 2 Shower Option



Laundry Closet Option



Outdoor Kitchen Option



Den Option

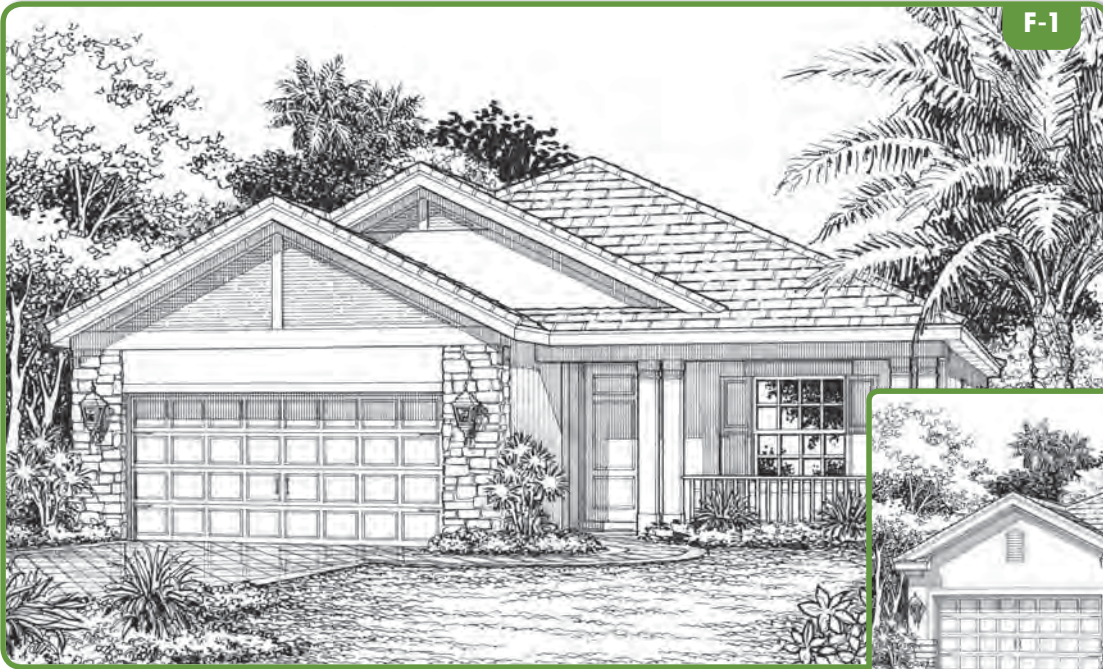
4 Bedroom, 2 bath, 2-Car Garage	
Living Area	2,204
Garage	484
Lanai	139
Entry	75
Total Area	2,902



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STARLIGHT



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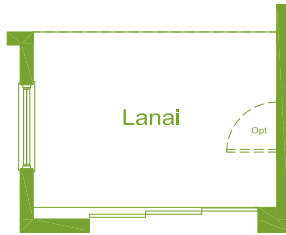




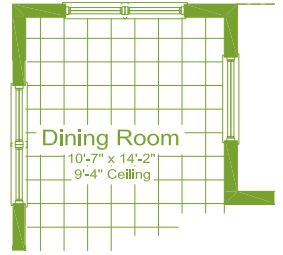
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STARLIGHT

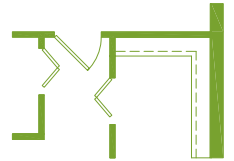


Lanai
Pocket Sliding Glass Door Option

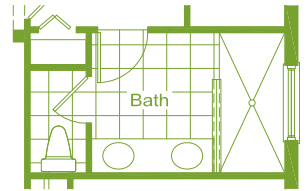


Dining Room
10'-7" x 14'-2"
9'-4" Ceiling

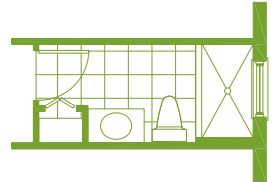
Dining Room Window Option



Master Bath Door Option

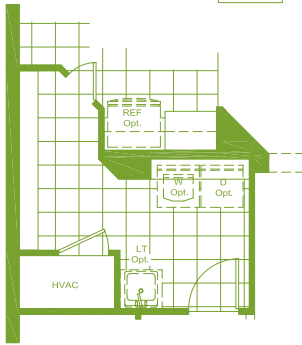


Master Bath Double Sink Option

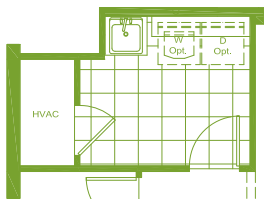


Bath 2 Shower Option

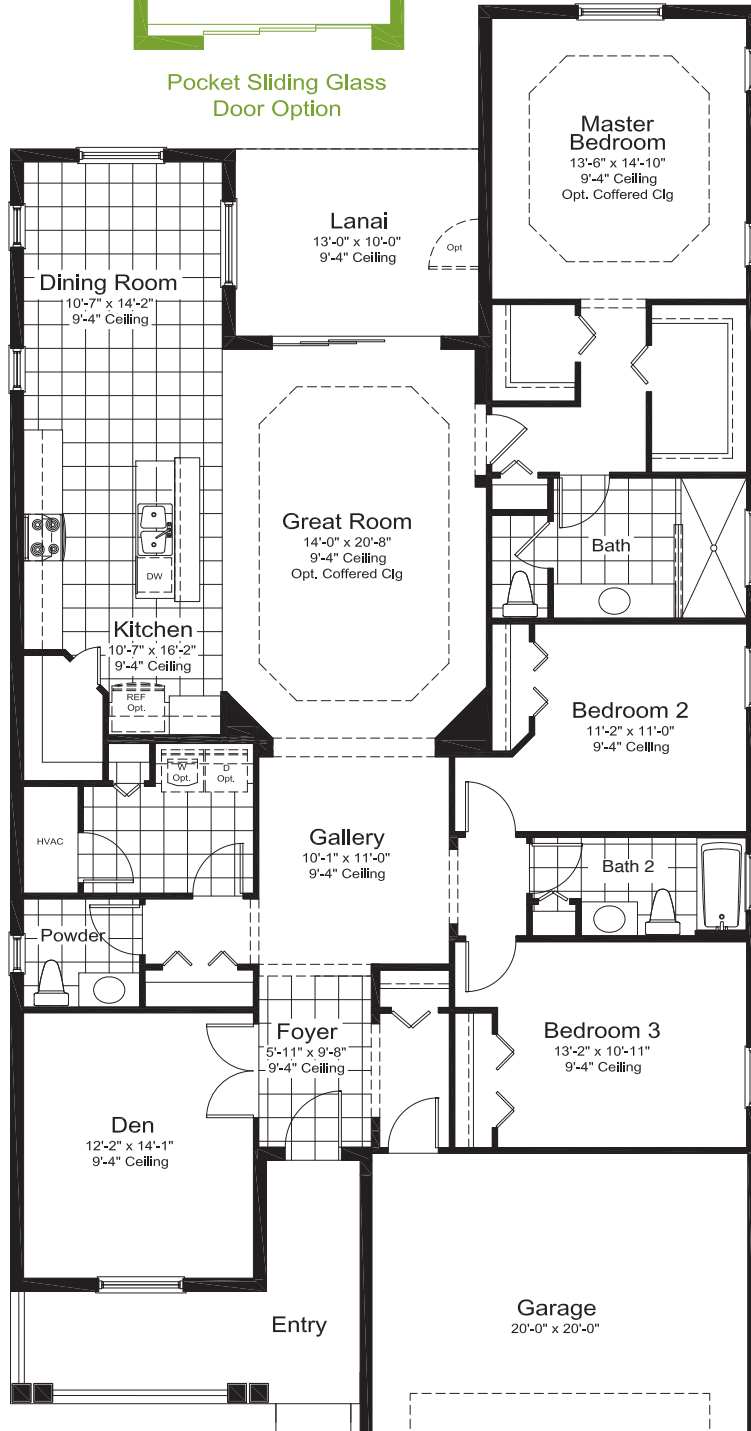
1 Level Kitchen Island Option



Utility Room Option with Laundry Tub Option



Laundry Tub Option



Bedroom 4
12'-2" x 11'-10"
9'-4" Ceiling

Bedroom 4 w/ Bath 3 Option

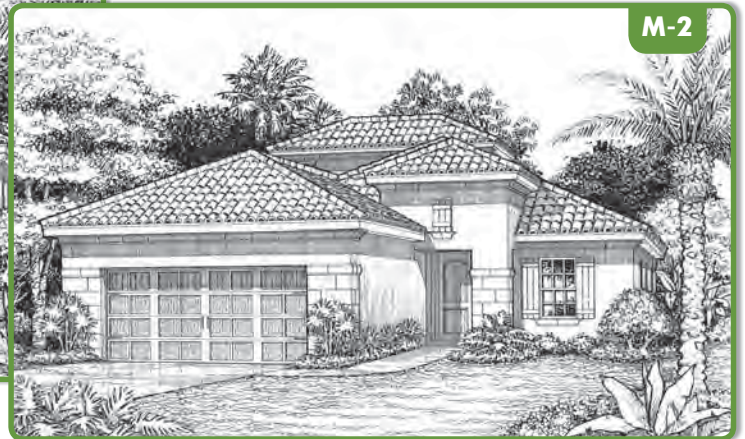
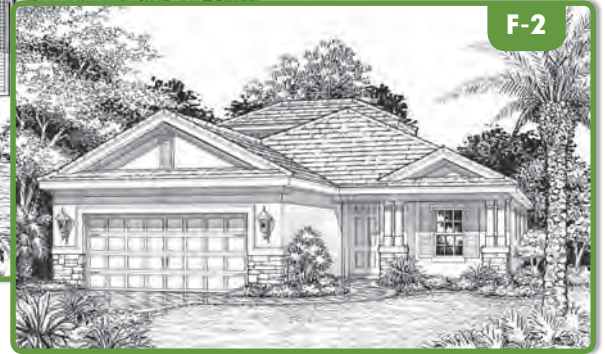
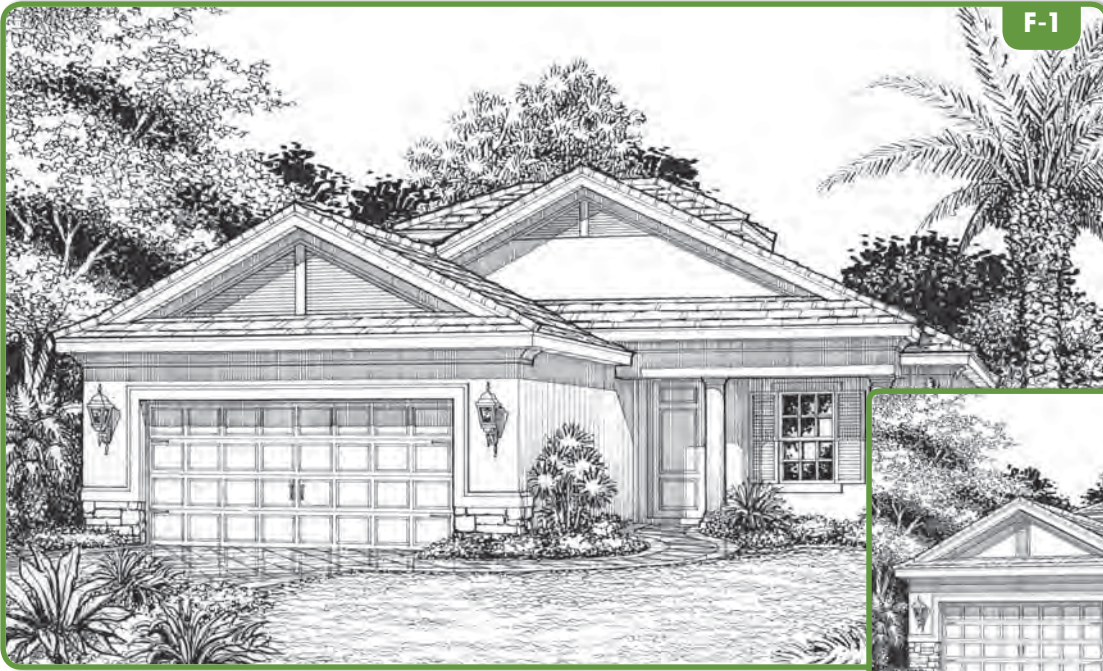
3 Bedroom plus Den, 2.5 Bath, 2-Car Garage	
Living Area.....	2,233
Garage.....	442
Lanai.....	130
Entry.....	147
Total Area.....	2,952



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SWEETWATER II



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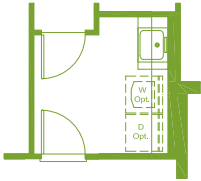


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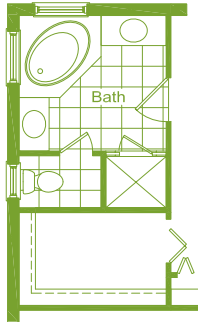




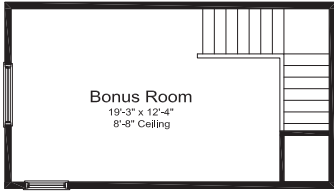
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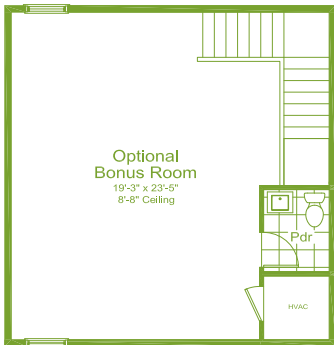
Laundry Tub Option



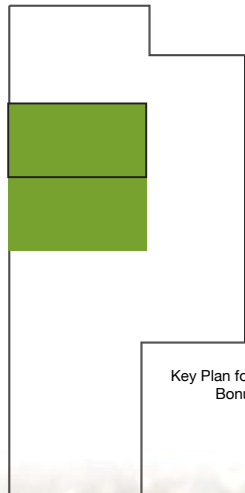
Master Bath Tub Option



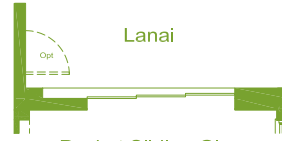
Second Floor



Bonus Room w/ Bath Option



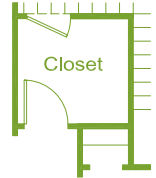
Key Plan for Second Floor Bonus Room



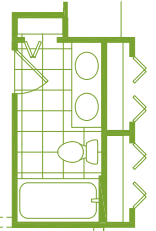
Pocket Sliding Glass Door Option



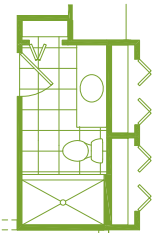
Outdoor Kitchen Option



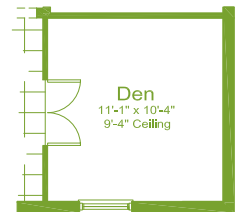
Closet Option



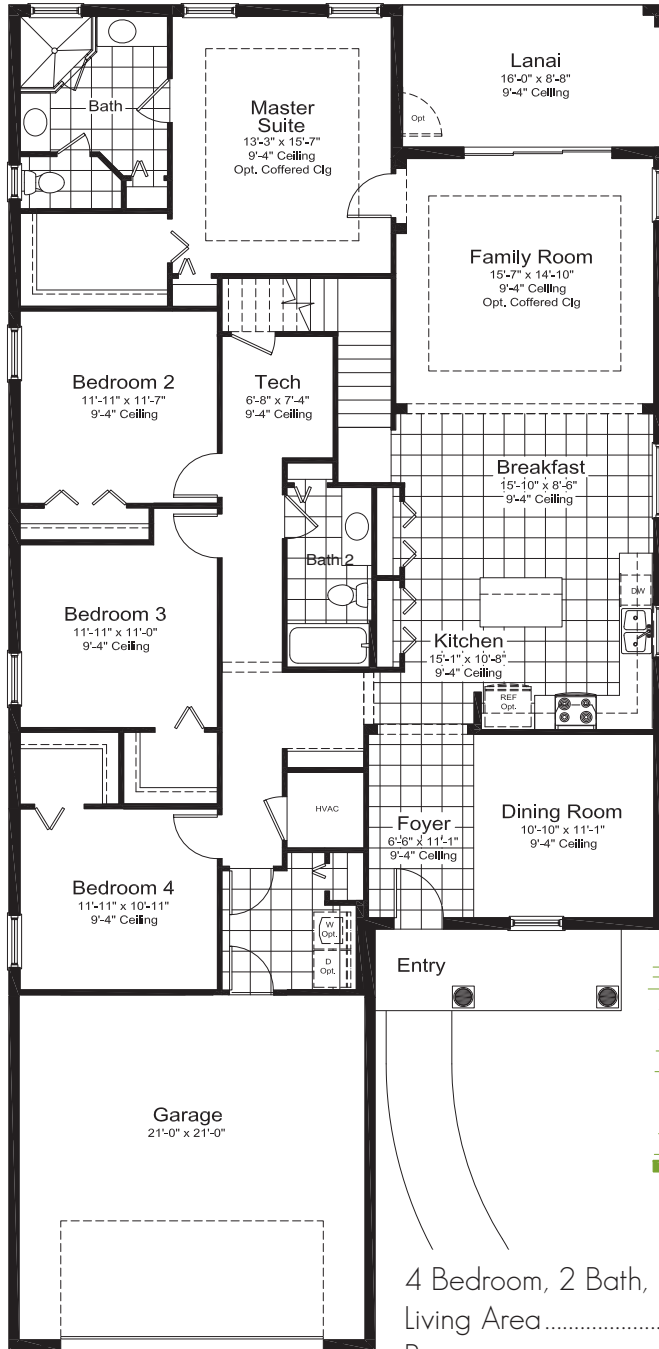
Bath 2 Double Sink Option



Bath 2 Shower Option



Den Option



4 Bedroom, 2 Bath, 2-Car Garage

Living Area.....	2,443
Bonus.....	239
Garage.....	484
Lanai.....	139
Entry.....	75
Total Area.....	3,380



CANOPY



SUNRISE



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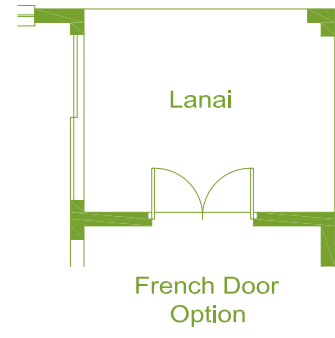


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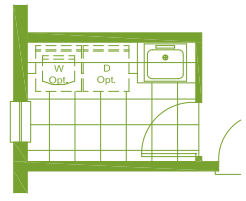
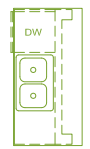




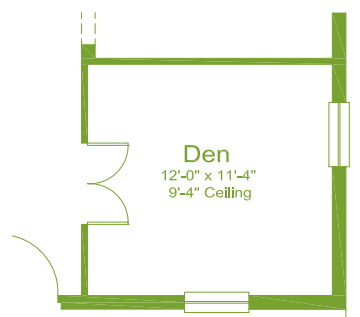
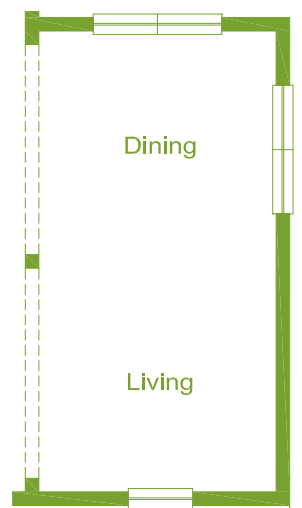
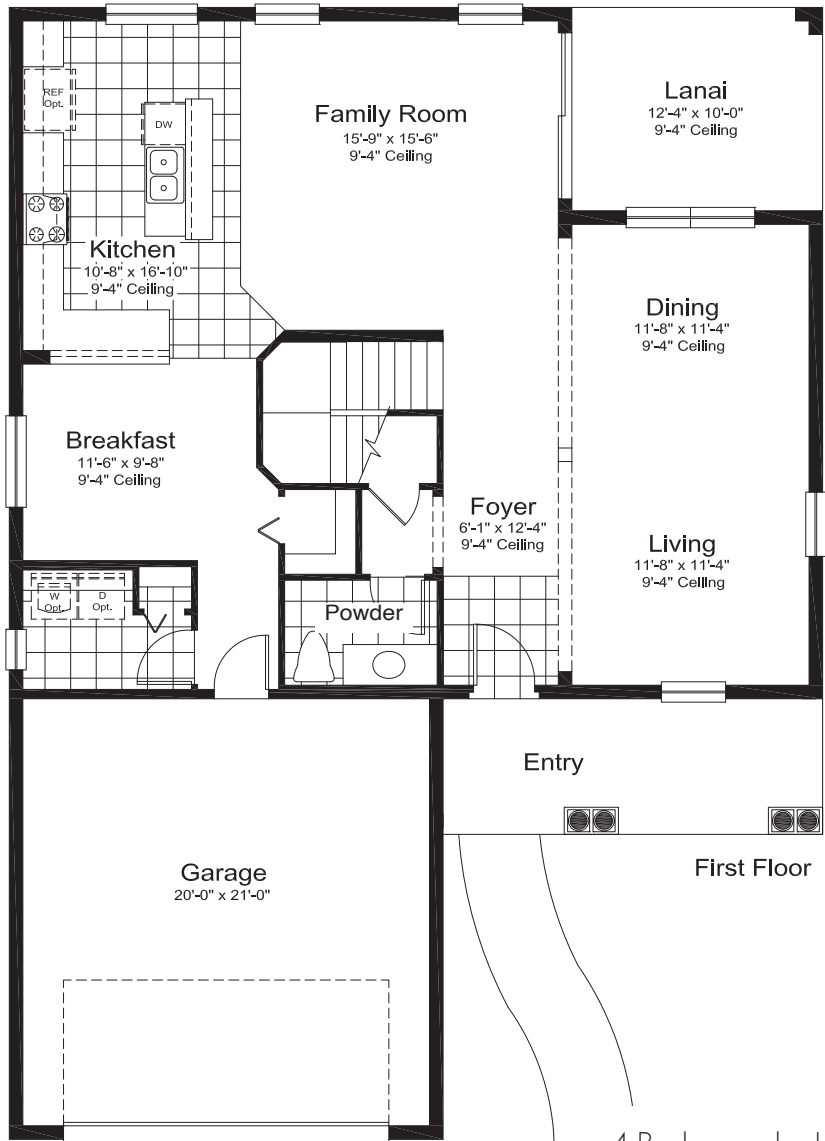
CANOPY



1 Level Kitchen Island Option



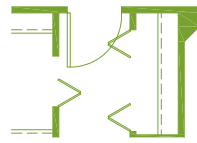
Laundry Tub Option



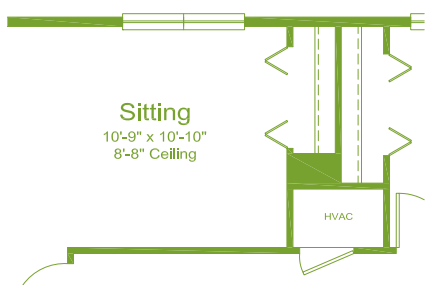
4 Bedroom plus Loft, 2.5 Bath, 2-Car Garage	
Lower Floor.....	1,237
Upper Floor.....	1,298
Total Living Area.....	2,535
Garage.....	462
Lanai.....	123
Entry.....	124
Total Area.....	3,244



CANOPY



Master Bath Door Option

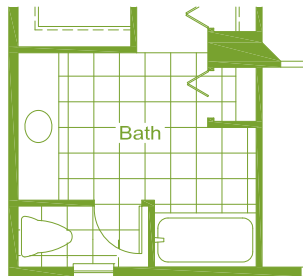


Sitting
10'-9" x 10'-10"
8'-8" Ceiling

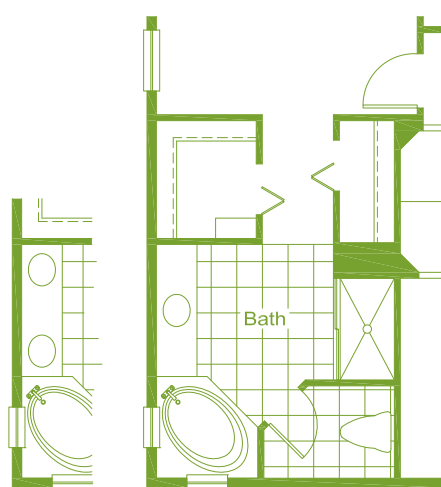
Master Bedroom
Optional Sitting Room



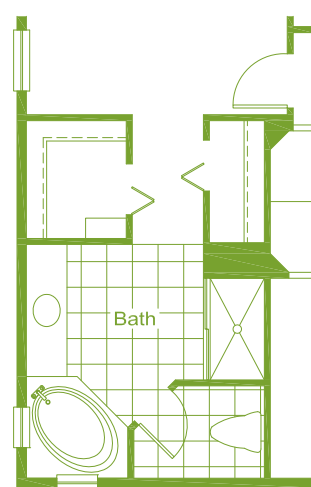
Master Bath
Double Sink Option



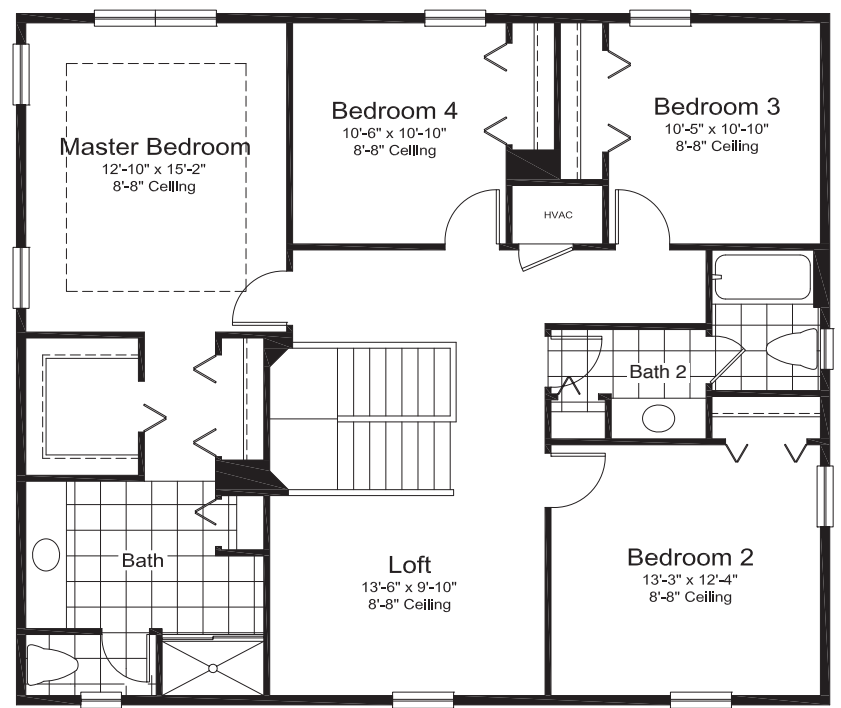
Master Bath
Tub Option



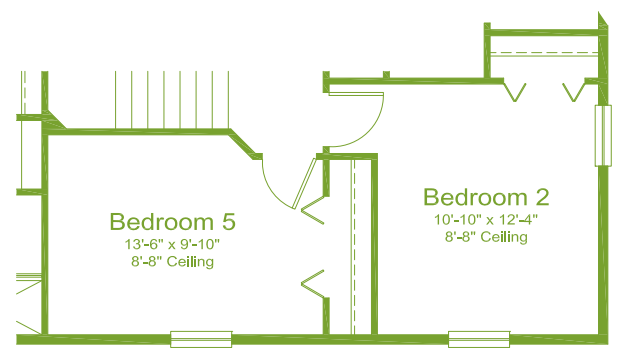
Master Bath
Double Sink Option



Master Bath
Tub Option



Second Floor



Bedroom 5 Option

4 Bedroom plus Loft, 2.5 Bath, 2-Car Garage

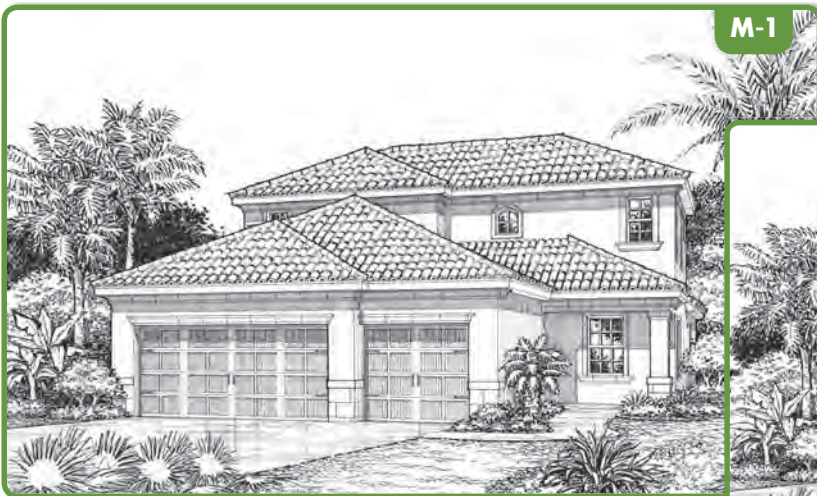
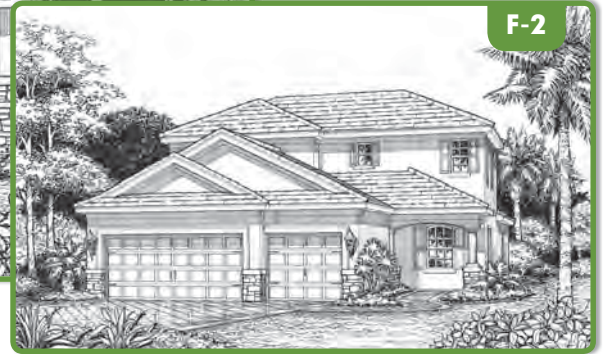
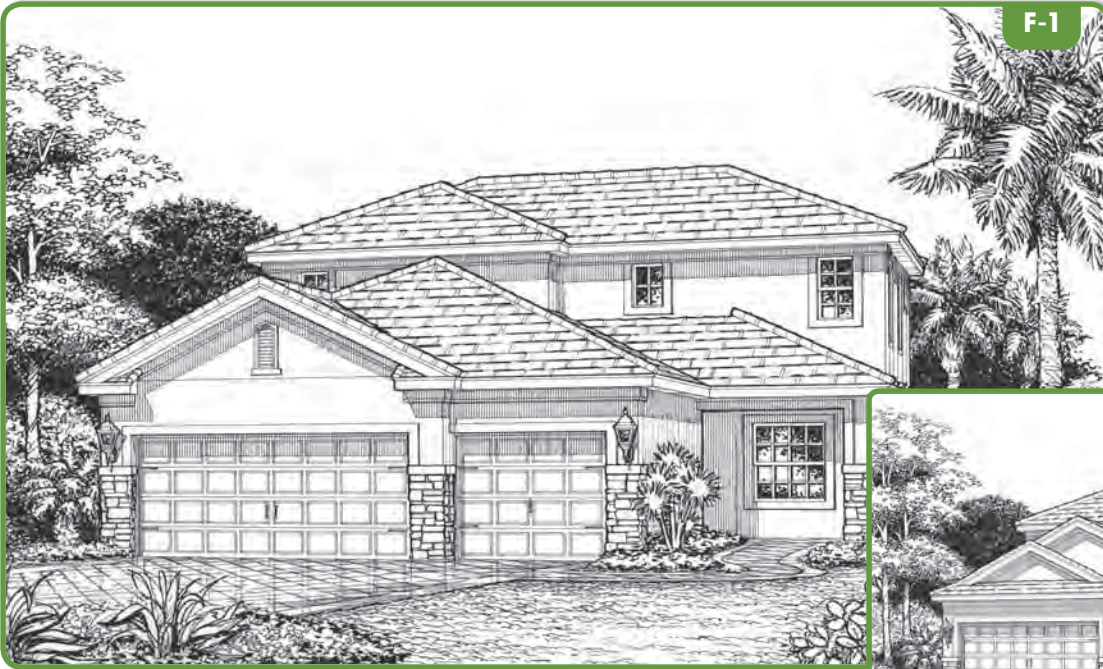
Lower Floor.....	1,237
Upper Floor.....	1,298
Total Living Area.....	2,535
Garage.....	462
Lanai.....	123
Entry.....	124
Total Area.....	3,244



CANOPY



SILVER MIST 2



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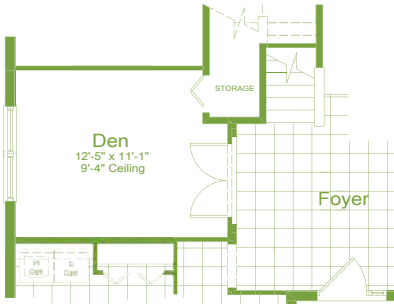


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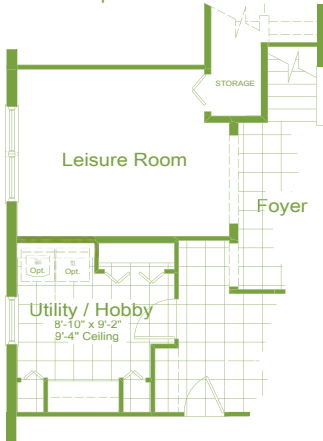




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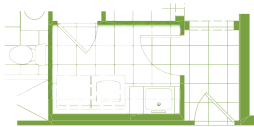
Den Option



Utility / Hobby Option



Laundry Tub Option



Laundry Tub Option w/ Guest Suite

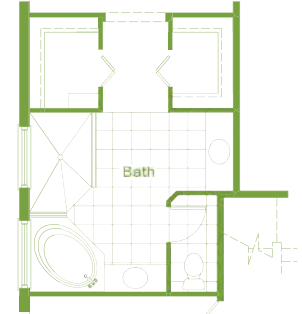
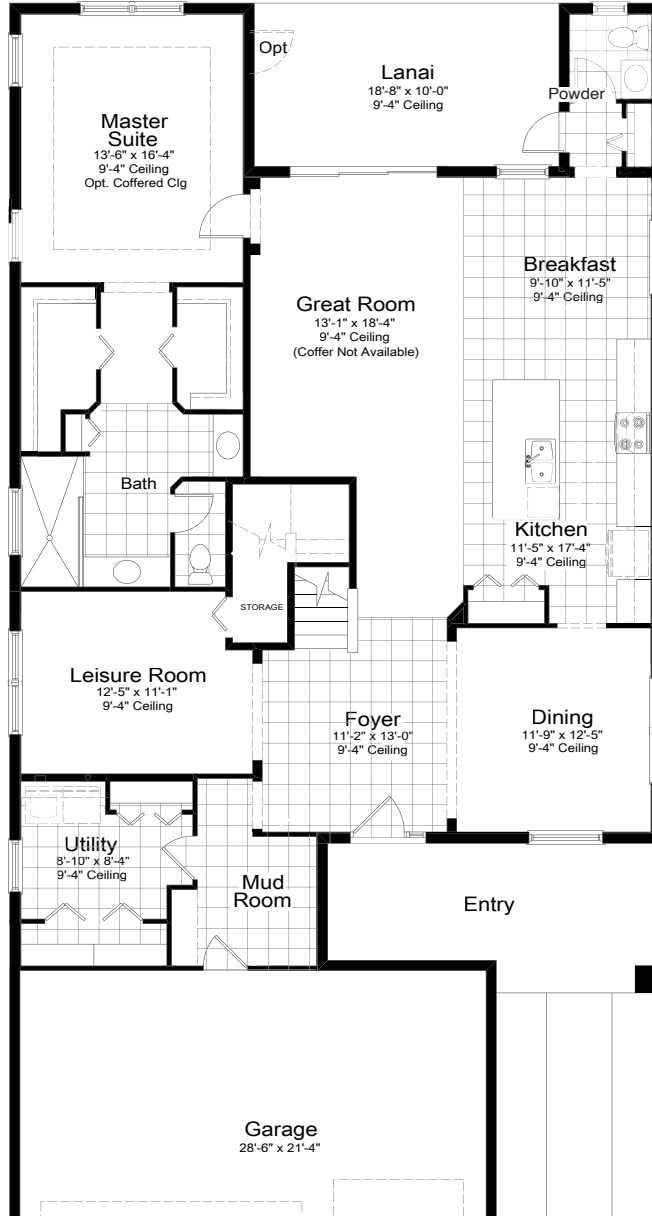


Lanai
Pocket Sliding Glass Door Option



Master Bath Door Option

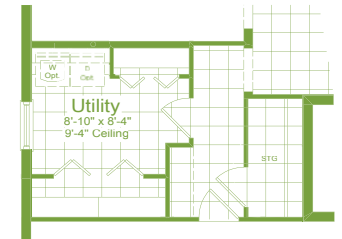
First Floor



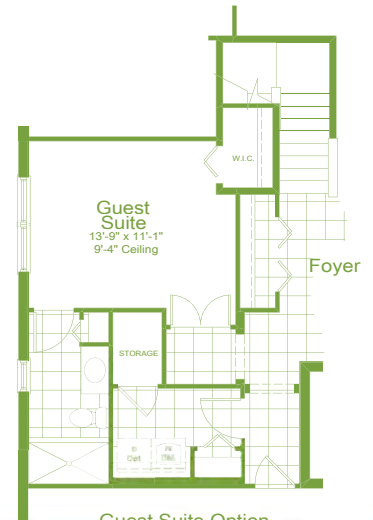
Master Bath Tub Option



High Bar Option



Stg Closet Option



Guest Suite Option

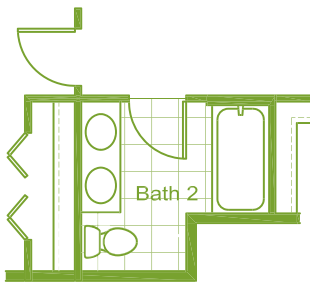
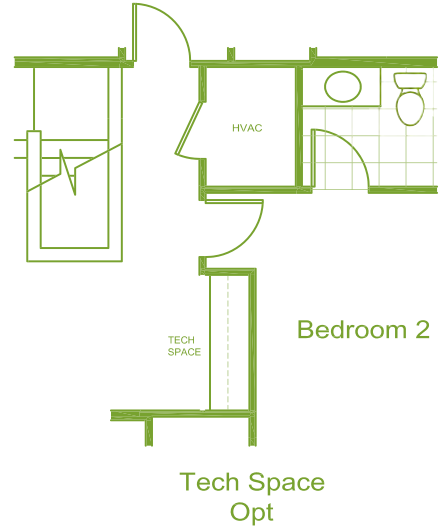
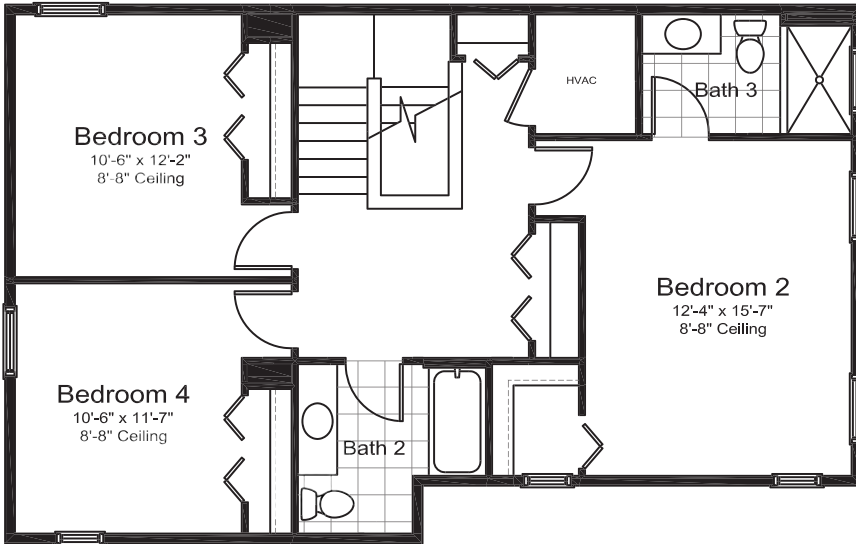
4 Bedroom, 3.5 Bath, 3-Car Garage

Lower Floor.....	2,026
Upper Floor.....	887
Total Living Area.....	2,913
Garage.....	650
Lanai.....	187
Entry.....	167
Total Area.....	3,917

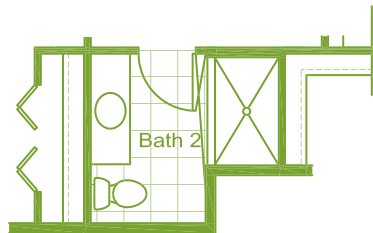


CANOPY

Second Floor

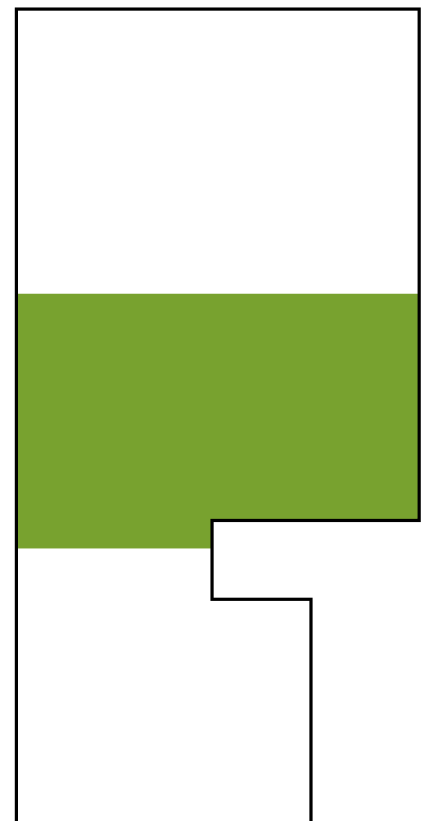


Bath 2
Double Sink Option



Bath 2 Shower
Option

Key Plan for Second Floor



4 Bedroom, 3.5 Bath, 3-Car Garage

Lower Floor.....	2,026
Upper Floor.....	887
Total Living Area.....	2,913
Garage.....	650
Lanai.....	187
Entry.....	167
Total Area.....	3,917



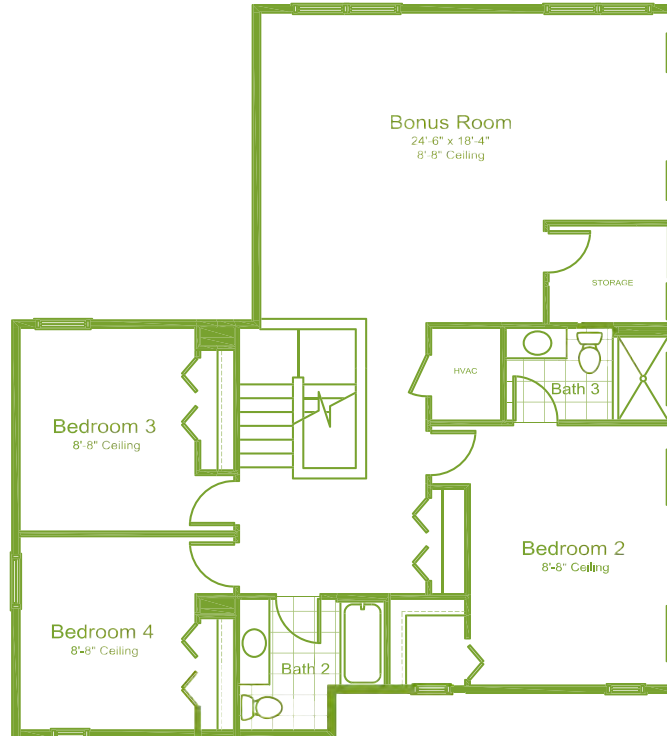
CANOPY



SILVER MIST 2

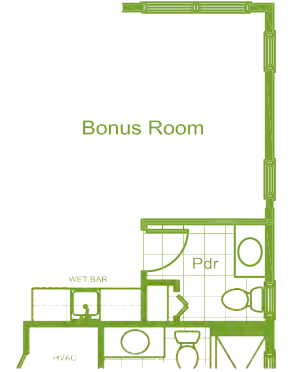
Bonus Room Options

Key Plan for Second Floor
Bonus Room Option

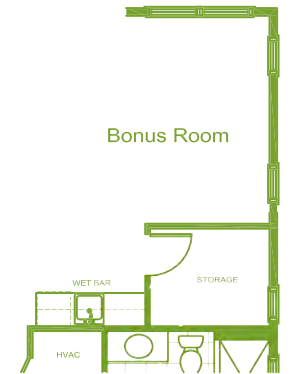


Bonus Room Option

UPPER FLOOR w/ Bonus 1372 S.F.



Upstairs Powder Room
Option w/ Bonus Room Only



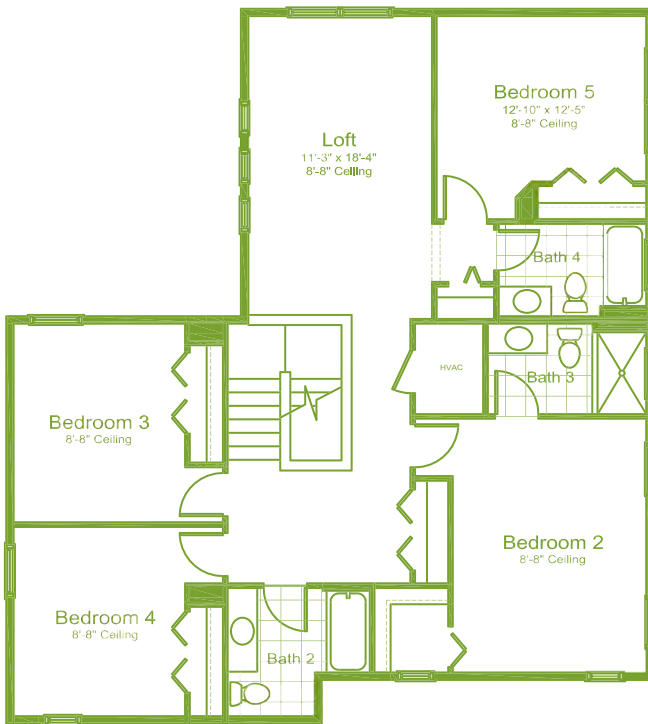
Wet Bar Option
Bonus Room

4 Bedroom, 3.5 Bath, Plus Bonus Room, 3-Car Garage	
Lower Floor.....	2,026
Upper Floor.....	1,372
Total Living Area.....	3,398
Garage.....	650
Lanai.....	187
Entry.....	167
Total Area.....	4,402





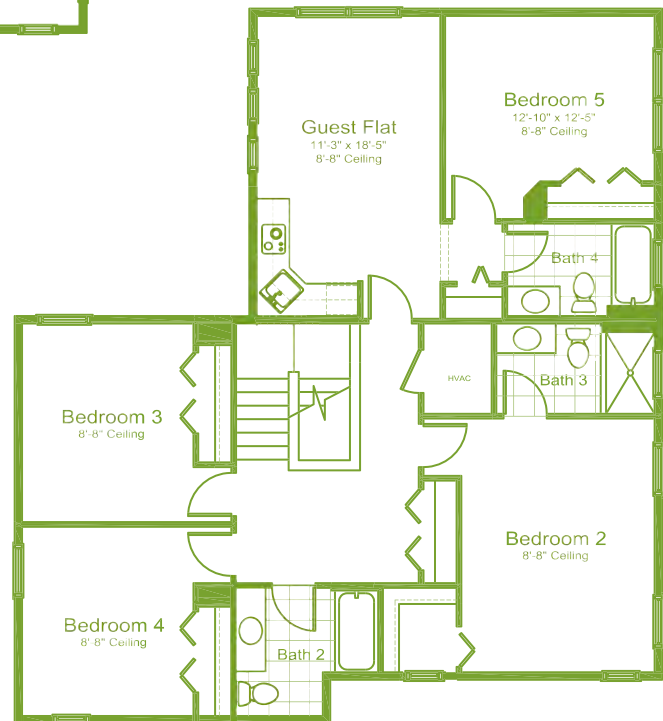
CANOPY



Loft w/ Bed 5 Option

UPPER FLOOR w/ Bonus 1372 S.F.

Key Plan for Second Floor
Bonus Room Option



Bonus Room w/ Guest Flat Option

UPPER FLOOR w/ Bonus 1372 S.F.

