



# RICHMOND PARK





# RICHMOND PARK



In a vibrant corner of north Naples close to dining, shopping and recreation, this island-themed carriage-home community features a large lake, clubhouse, sparkling pool and spacious sundeck. Luxurious two- and three-bedroom floor plans all come with either a one- or two-car garage. With only 104 carriage homes at Richmond Park, you should choose yours right away!







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



**NO  
CDD  
FEES!**



# **RICHMOND PARK**

## **BUYERS SAVE THOUSANDS WHEN THEY PURCHASE A HOME AT RICHMOND PARK**

For over 40 years, Neal Communities has built thousands of high-value homes in over 90 communities throughout Southwest Florida. The financial stability that comes with that kind of track record benefits our customers in many ways.

As a resident of Richmond Park by Neal Communities, you pay no CDD fees. Community Development District (CDD) fees are often necessary to help pay for a community's infrastructure. This fee appears on your annual tax bill and can range from \$600 to \$3,000 per home, every year, for an average of 20-30 years. Over the life of this bond, homeowners in CDD communities can pay as much as \$30,000 to \$60,000. With no CDD fees to pay, residents of Richmond Park enjoy significant savings!

Neal Communities understands the importance of owning a quality home in a beautiful neighborhood, while having money left over to enjoy your Southwest Florida lifestyle. At Richmond Park, you'll get everything you expect and more, from Builder of The Year, Neal Communities.

**NEAL**COMMUNITIES

Where You Live Matters



## COMMUNITY FEATURES

Convenient to Naples' world-class shopping and dining at Mercato, Tin City, Fifth Avenue South, Third Street South, Waterside Shops; and attractions, including Artis-Naples, The Naples Philharmonic, The Naples Players Sugden Community Theatre and world-class beaches  
A gated, eight-plex carriage home community  
Amenities include a community clubhouse, pool and sundeck  
Beautifully landscaped entry and streetscape  
Beautiful lake and preserve views  
No CDD fees!

## AWARD-WINNING DESIGN FEATURES

Architectural details, including custom-designed Coastal elevations  
Designer-selected exterior building color palettes  
Neal Design Gallery offers the opportunity to personalize your home  
The proven quality, service and integrity of Neal Communities

## LUXURY FEATURES

Textured finish on walls and ceiling  
Classic colonial moldings  
Solid Surface® windowsills  
Stylish lever door hardware  
Classic two-panel, wood-grain interior doors  
Spacious closets with ventilated shelving  
Plush, stain-resistant wall-to-wall carpeting in designer colors (per plan)  
Long-lasting 17" x 17" ceramic tile floors in kitchen, foyer, laundry and baths  
Spraycrete® top-coat finish on screened lanai  
Paver entry, walk and drive  
Decorative coach lights

## QUALITY KITCHEN FEATURES

General Electric® appliance package in white or black (per plan):  
Five-year General Electric Warranty  
Over-the-range microwave oven  
Dishwasher  
Side-by-side refrigerator with ice and water dispenser  
Moen® 1/2-HP disposal  
Washer and dryer  
36" upper recessed-panel wood veneer cabinets with stylish hardware  
3cm granite countertops  
Stainless steel undermount double sink  
Chrome single-lever faucet with side sprayer  
Spacious pantry for additional storage (per plan)

## LUXURY BATH FEATURES

Corian® countertop with integral bowl in master bath and guest bath  
Ceramic tile walls and framed glass shower enclosure in master bath  
Recessed-panel wood veneer cabinets  
Private water closet  
Full-width vanity mirrors  
Chrome Moen® faucets  
Water-resistant tile backer in all wet areas  
Designer vanity lights  
White tub in guest bath  
Mirrored medicine cabinets  
Vented exhaust fans in all baths

## QUALITY CONSTRUCTION FEATURES

Durable, reinforced concrete block construction  
Professionally engineered structural components  
Raised-panel overhead garage door  
Concrete tile roof

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

## ENERGY-SAVING FEATURES

Low-E PGT WinGuard® impact-resistant windows  
R-30 ceiling insulation  
Premium fiberglass-insulated entry door with weather stripping  
Trane® 14-SEER high-efficiency air-conditioning system  
All air-conditioning ductwork 3rd-party tested

## QUALITY ELECTRIC FEATURES

Decorá® light switches throughout  
Recessed lighting package in select areas  
Hard-wired combination smoke and CO2 detectors with battery backup  
Pre-wired for ceiling fans (per plan)  
Garage door operator with remote control  
GFI exterior outlet (per plan)



**RICHMOND  
PARK**

**NEAL COMMUNITIES**  
Where You Live Matters

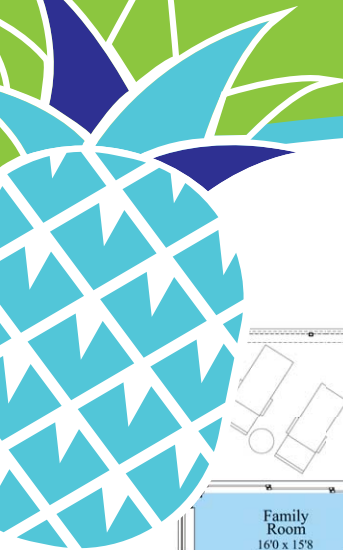




**RICHMOND  
PARK**

**NEAL COMMUNITIES**

Where You Live Matters



**KESWICK**

Total Living Area.....	1,339
Lanai.....	207
Garage.....	240
Covered Entry.....	26
<hr/>	
Total Area.....	1,812

**KENDAL**

Total Living Area.....	1,467
Lanai.....	232
Garage.....	236
Covered Entry.....	58
<hr/>	
Total Area.....	1,993



**RICHMOND  
PARK**

**NEAL COMMUNITIES**  
Where You Live Matters

Windemere

Whitehaven



WINDEMERE

Total Living Area.....	1,660
Lanai.....	207
Garage.....	231
Covered Entry.....	26
<hr/>	
Total Area.....	2,124

WHITEHAVEN

Total Living Area.....	1,725
Lanai.....	232
Garage.....	372
Covered Entry.....	58
<hr/>	
Total Area.....	2,387



**RICHMOND  
PARK**

**NEAL COMMUNITIES**

Where You Live Matters