

Introducing...

# Palisades

*A Seagate Development Group Community*



Seagate Development Group introduces Palisades, Naples newest luxury community. In a highly amenitized location, Palisades is just minutes from Mercato, Waterside Shops, The Ritz-Carlton and other world-class shopping, dining and beachfront venues. Visit [palisadesnaples.com](http://palisadesnaples.com) for more information.

Starting in the High  
**\$2millions**  
2,697 sq ft – over 5,000 sq ft



**25 homesites with 6 exquisite model options available!**

# THE AVALON



## The Avalon Model



The Avalon captures a beautiful piece of Pacific Palisades paradise. A combination of elegance and livability, this open-concept, 3 bedrooms plus a flexible study, 3 full-baths, 1 half-bath, and a 3-car garage floor plan makes the perfect oasis for your family.



## The Avalon Model

### Area Summary

|               |       |
|---------------|-------|
| Living A/C    | 3,033 |
| Covered Entry | 115   |
| Garage        | 834   |
| Covered Lanai | 659   |
| Grand Total   | 4,641 |

### Dimensions

114' 6" x 49' 8"



## Model Features

Elevation: Single Story

Bedrooms: 3 Plus Study

Baths: 3 Full | 1 Half

Garage: 3 Car

Designed By: JMDG Architecture



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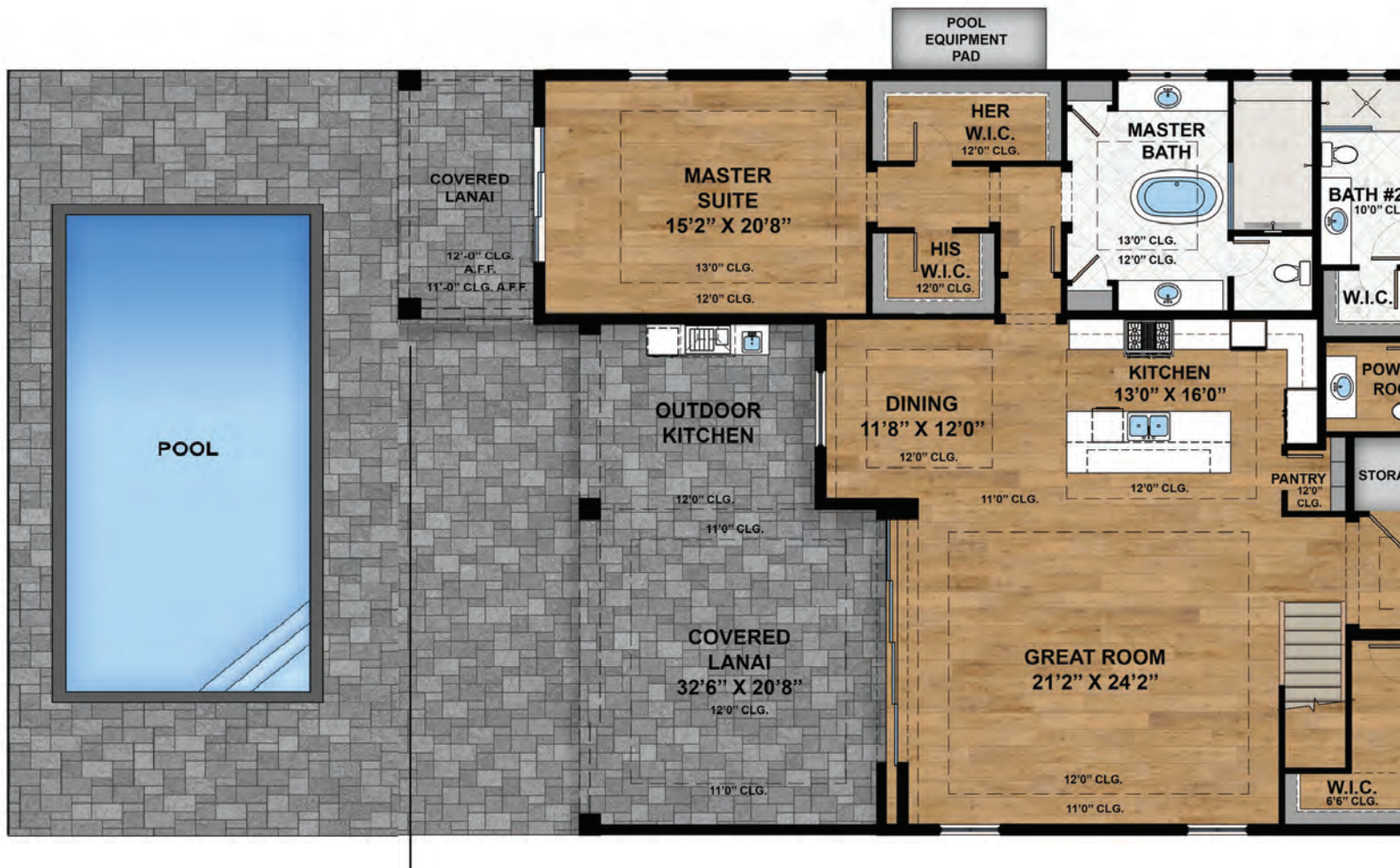
THE CORONADO



## The Coronado Model



The Coronado encapsulates an exquisite example of the Pacific Palisades lifestyle. A mixture of sophistication and serenity, this open-concept, 4 bedrooms plus a flexible study, 4 full-baths and 1 half-bath, 3-car garage floor plan makes the perfect everyday getaway for your family.



## Area Summary

|                |       |
|----------------|-------|
| Living A/C     | 2,796 |
| 2nd Floor A/C  | 1,516 |
| Total A/C      | 4,312 |
| Covered Entry  | 54    |
| Garage         | 865   |
| Covered Lanais | 754   |
| Grand Total    | 5,985 |

## Dimensions

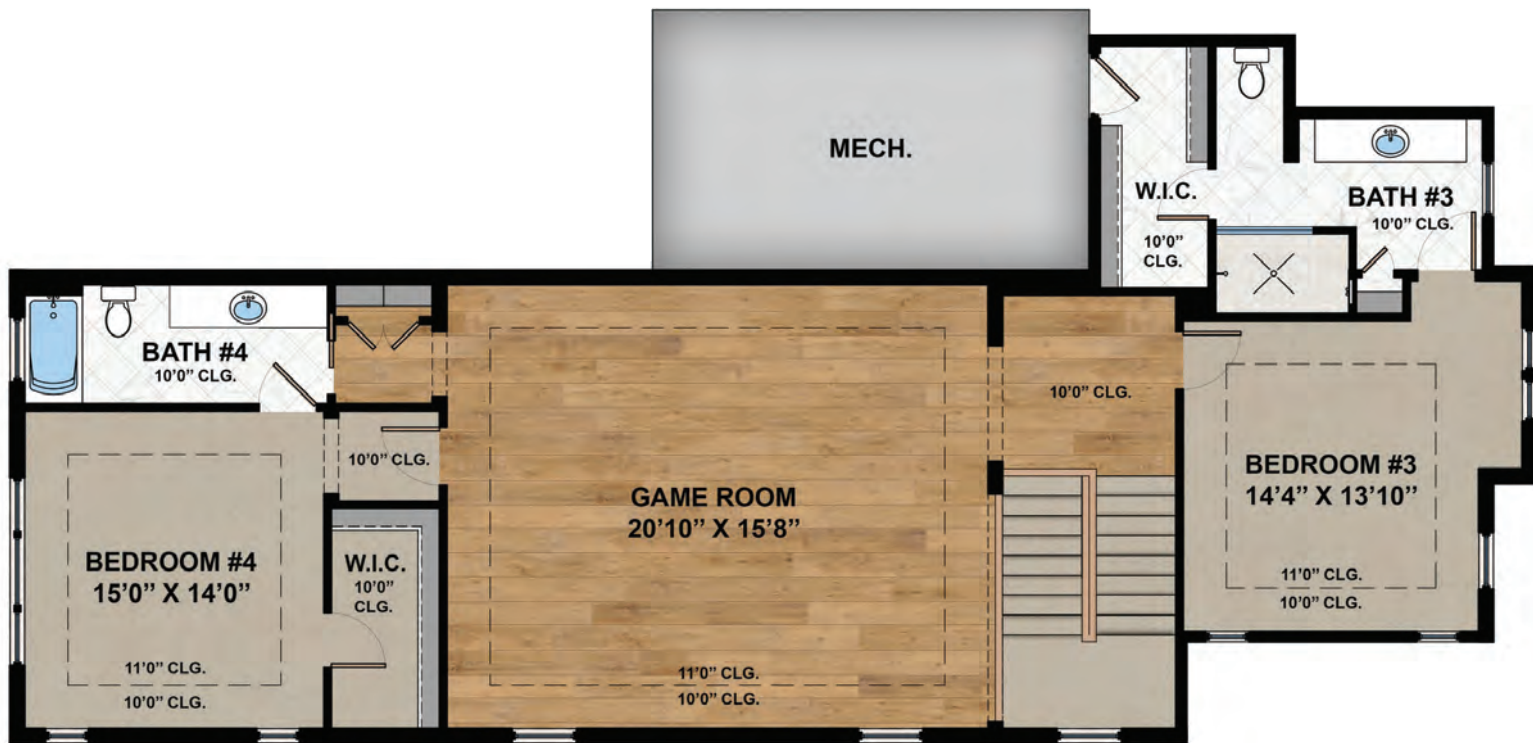
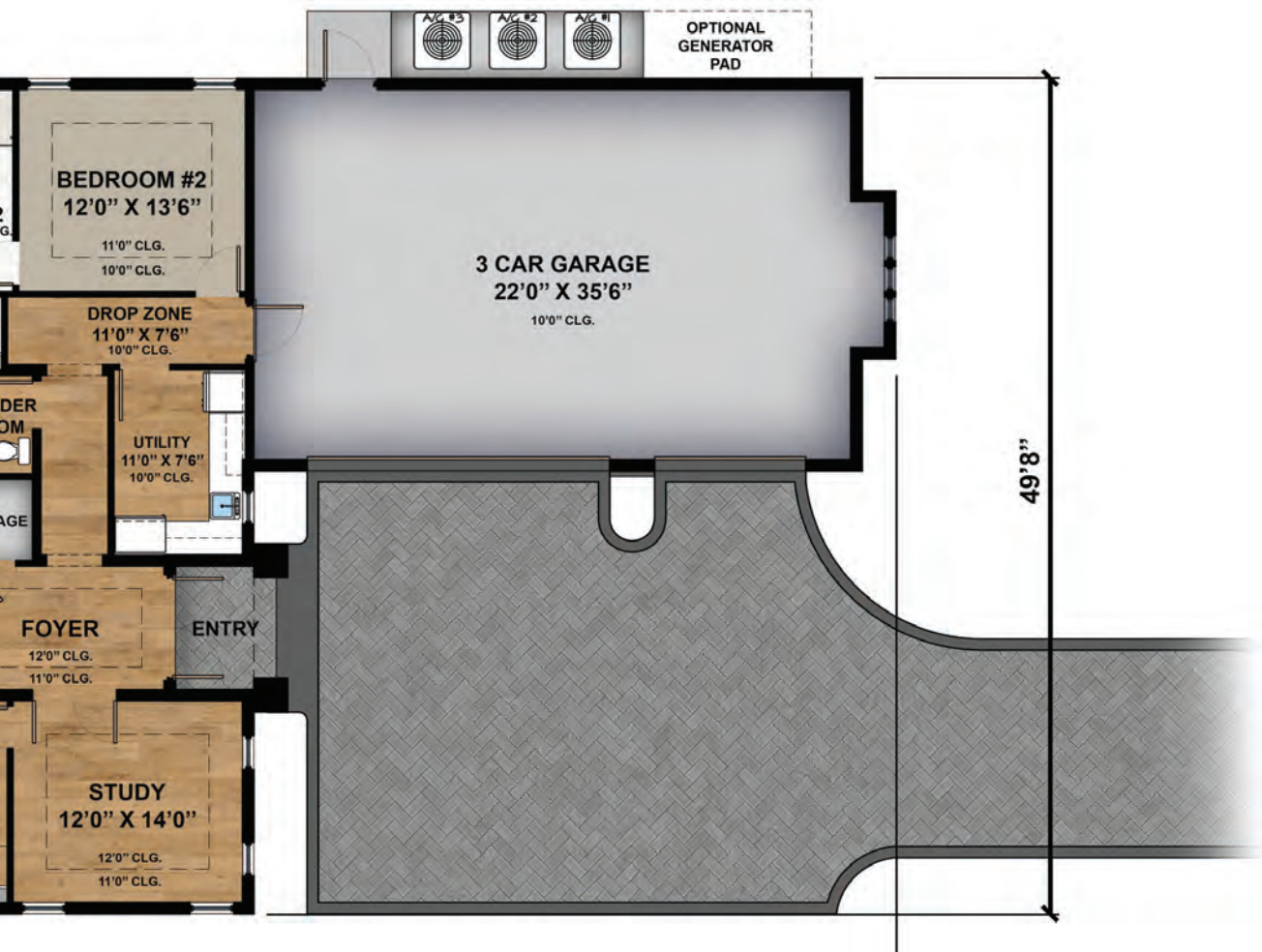
117' 9" x 49' 8"

## Model Features

Elevation: Two Story  
 Bedrooms: 4 Plus Study  
 Baths: 4 Full | 1 Half  
 Garage: 3 Car  
 Designed By:  
 JMDG Architecture



## The Coronado Model



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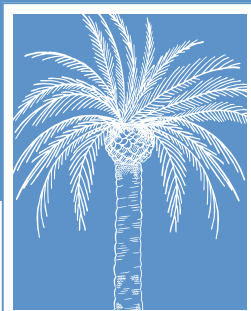
THE LAGUNA



## The Laguna Model



Welcome to our Laguna Model and explore the expansive and luxurious floor plan – all on one level. This roomy open-concept layout features 3 bedrooms plus a flexible study, 3 full-baths, 1 half-bath, and a 3-car garage. In the tradition of the Pacific Palisades, your perfect sanctuary awaits.



## The Laguna Model

### Area Summary

|               |       |
|---------------|-------|
| Living A/C    | 3,243 |
| Covered Entry | 158   |
| Garage        | 834   |
| Covered Lanai | 691   |
| Grand Total   | 4,926 |

### Dimensions

127' 5" x 49' 8"



## Model Features

Elevation: Single Story

Bedrooms: 3 Plus Study

Baths: 3 Full | 1 Half

Garage: 3 Car

Designed By: JMDG Architecture



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THE NEWPORT



## The Newport Model



Our Newport Model is truly a work of art. With over 4,400 square feet, this two-level floor plan is sure to be your family's safe harbor.

This open-concept layout features 4 bedrooms plus a flexible study, 4 full-baths, 1 half-bath, and a 3-car garage. Pacific Palisades – perfected.



## Area Summary

|                  |       |
|------------------|-------|
| Living A/C       | 2,867 |
| 2nd Floor A/C    | 1,570 |
| Total Living A/C | 4,437 |
| Covered Entry    | 54    |
| Garage           | 844   |
| Covered Lanais   | 783   |
| Grand Total      | 6,122 |

## Dimensions

115' 9" x 49' 8"

## Model Features

Elevation: Two Story

Bedrooms: 4 Plus Study

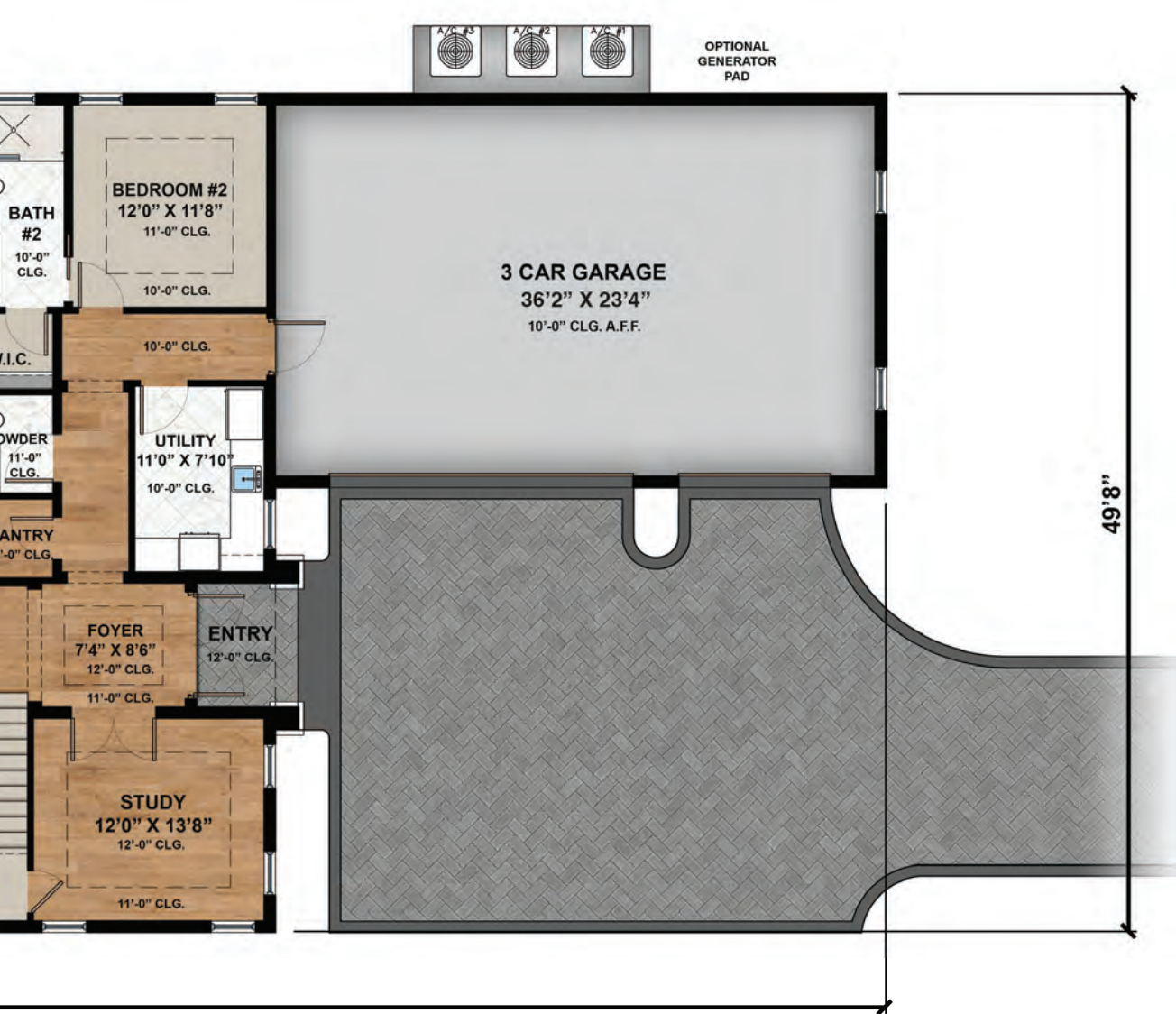
Baths: 4 Full | 1 Half

Garage: 3 Car

Designed By: JMDG Architecture



## The Newport Model



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THE PALM SPRINGS



## The Palm Springs Model



Our exclusive Palm Springs Model is the epitome of resort style living. Boasting over 5,000 square feet, this voluminous two-level open-concept floor plan features 4 bedrooms plus a flexible study, 4 full-baths, 2 half-baths, and a 3-car garage. Relax and rejuvenate in this modern coastal marvel.



## Area Summary

|                  |       |
|------------------|-------|
| Living A/C       | 3,341 |
| 2nd Floor A/C    | 1,696 |
| Total Living A/C | 5,037 |
| Covered Entry    | 54    |
| Garage           | 844   |
| Covered Lanais   | 783   |
| Grand Total      | 7,472 |

## Dimensions

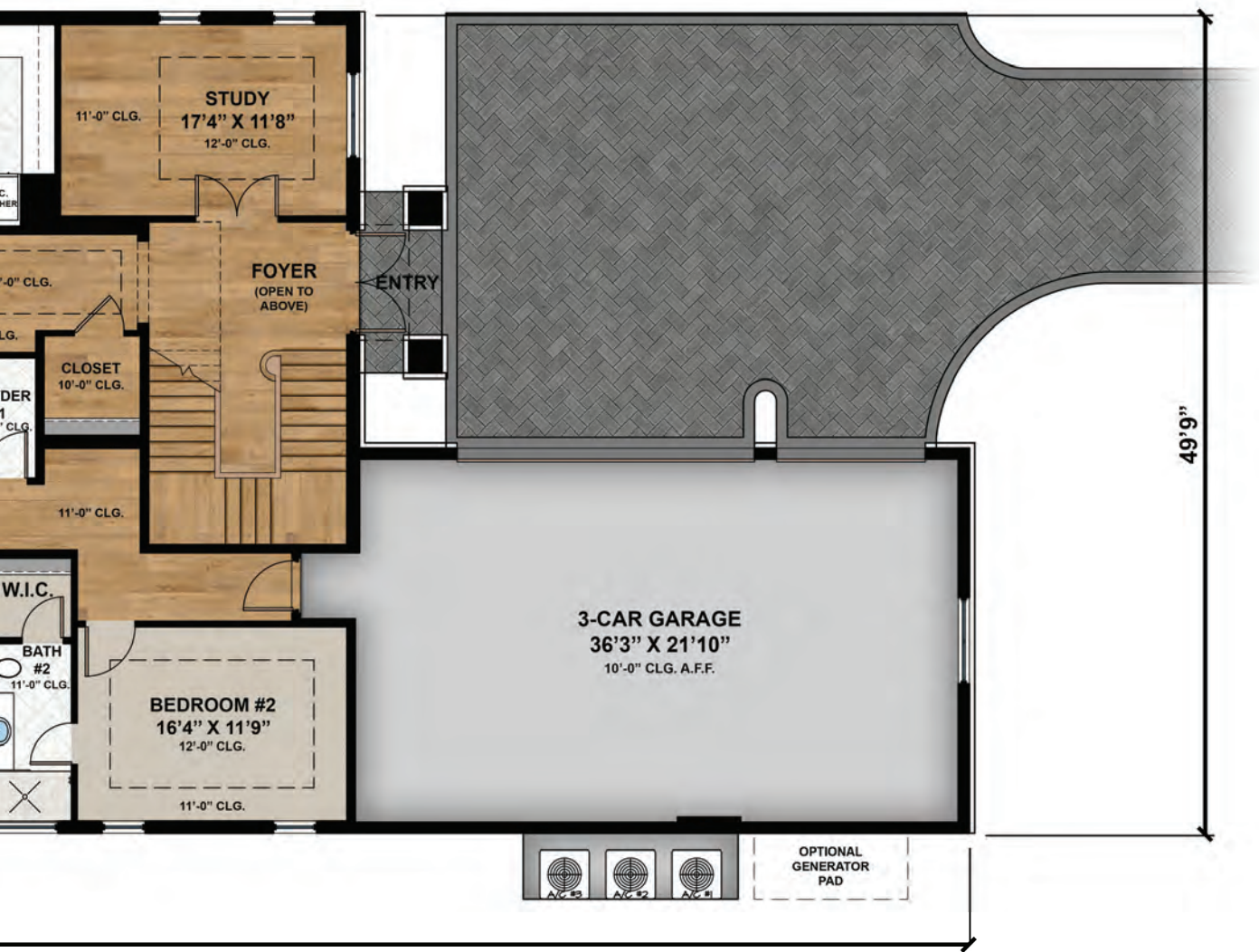
123' 9" x 49' 9"

## Model Features

Elevation: Two Story  
 Bedrooms: 4 Plus Study  
 Baths: 4 Full | 2 Half  
 Garage: 3 Car  
 Designed By: JMDG Architecture



## The Palm Springs Model



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THE VENTURA



## The Ventura Model



Discover our Ventura Model with an elegant blend of luxury, harmony and balance – all on one level. This open-concept layout features 3 bedrooms plus a flexible study, 3 full-baths, and a 3-car garage. Live life beautifully in your custom-designed and intimate retreat.



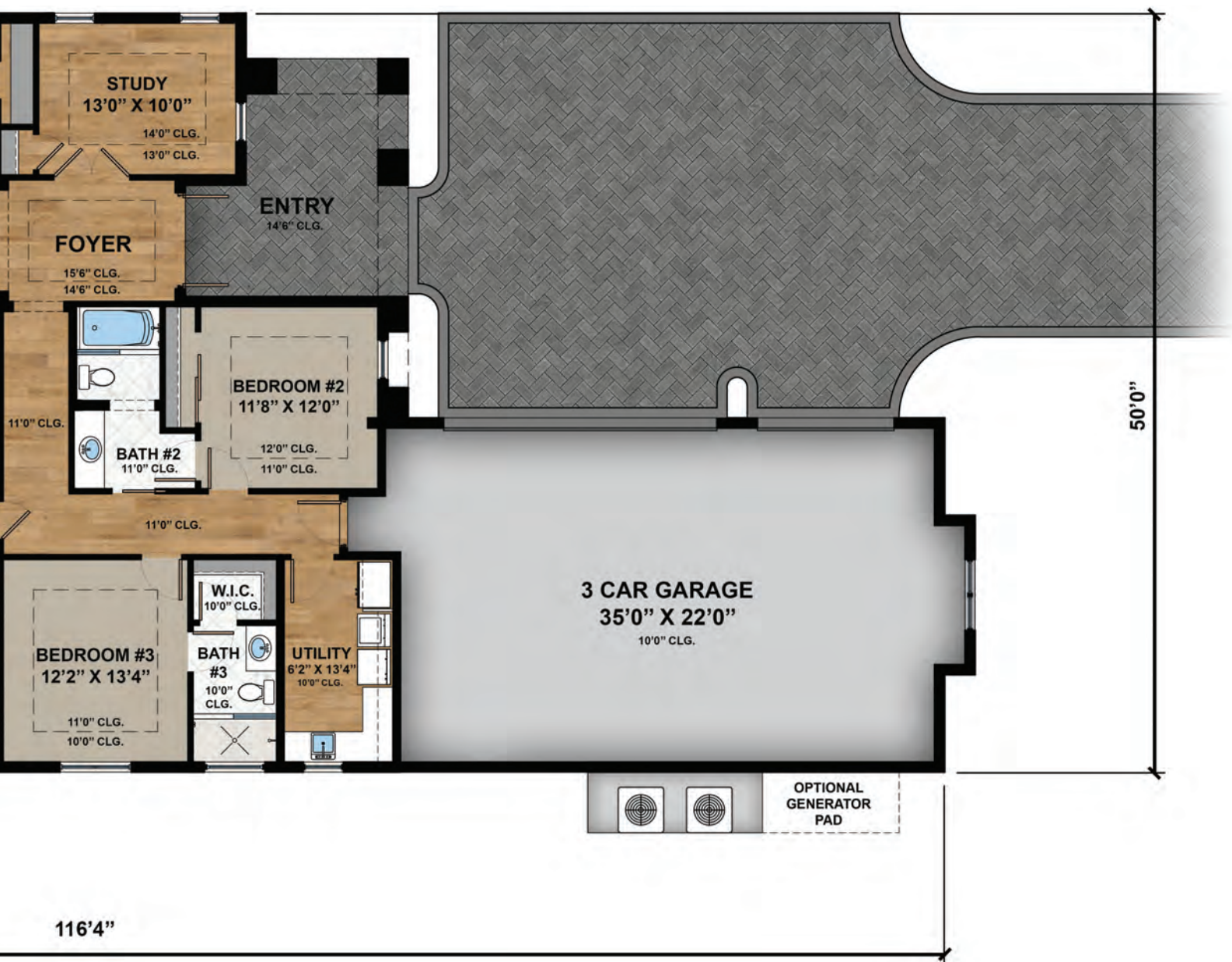
## The Ventura Model

### Area Summary

|               |       |
|---------------|-------|
| Living A/C    | 2,697 |
| Covered Entry | 207   |
| Garage        | 874   |
| Covered Lanai | 707   |
| Grand Total   | 4,485 |

### Dimensions

116' 4" x 50' 0"



## Model Features

Elevation: Single Story

Bedrooms: 3 Plus Study

Baths: 3 Full

Garage: 3 Car

Designed By: JMDG Architecture



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## Palisades Site Plan



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6633 Yarberry Lane  
Naples, Florida 34109  
**239.387.3711**  
PalisadesNaples.com

  
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DEVELOPMENT GROUP

Artistry. Transparency. Sincerity.

9921 Interstate Commerce Drive  
Fort Myers, Florida 33913  
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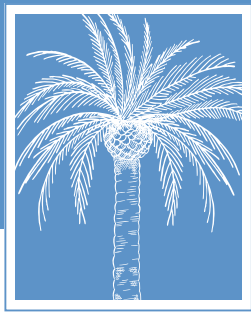
  
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MANAGEMENT

  
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## Available Homesites

| Homesite  | Status                              | View      | Homesite Premium | Sales Price        |
|-----------|-------------------------------------|-----------|------------------|--------------------|
| <b>2</b>  | <b>Furnished Avalon Model</b>       | Landscape | –                | <b>\$4,195,000</b> |
| <b>3</b>  | <b>Furnished Newport Model</b>      | Landscape | –                | <b>\$5,525,000</b> |
| <b>4</b>  | <b>Furnished Laguna Model</b>       | Landscape | –                | <b>\$4,235,000</b> |
| <b>5</b>  | Coronado Model <b>Quick Start!</b>  | Landscape | <b>\$275,000</b> | <b>TBD</b>         |
| <b>6</b>  | <b>Available</b>                    | Landscape | <b>\$225,000</b> | <b>TBD</b>         |
| <b>7</b>  | <b>Available</b>                    | Landscape | <b>\$225,000</b> | <b>TBD</b>         |
| <b>10</b> | <b>Furnished Laguna Model</b>       | Landscape | –                | <b>\$4,335,000</b> |
| <b>11</b> | Newport Model <b>Quick Start!</b>   | Landscape | <b>\$275,000</b> | <b>TBD</b>         |
| <b>12</b> | <b>Available</b>                    | Landscape | <b>\$275,000</b> | <b>TBD</b>         |
| <b>21</b> | <b>Laguna Model</b>                 | Lake      | <b>\$375,000</b> | <b>TBD</b>         |
| <b>22</b> | <b>Available</b>                    | Lake      | <b>\$375,000</b> | <b>TBD</b>         |
| <b>23</b> | <b>Available</b>                    | Lake      | <b>\$375,000</b> | <b>TBD</b>         |
| <b>24</b> | Laguna Model <b>Quick Start!</b>    | Lake      | <b>\$375,000</b> | <b>TBD</b>         |
| <b>25</b> | <b>Furnished Palm Springs Model</b> | Lake      | –                | <b>\$5,975,000</b> |

 Sold





# Palisades

## Available Furnished Models

| Homesite | Model        | Status                 | Address          | A/C Sq Ft | Style                                                 | Price       |
|----------|--------------|------------------------|------------------|-----------|-------------------------------------------------------|-------------|
| Lot 2    | Avalon       | Completion Spring 2024 | Palisades Avenue | 3,072     | 3 Bedrooms, Study, 3 Full & 2-1/2 Baths, 3-Car Garage | \$4,195,000 |
| Lot 3    | Newport      | Completion Summer 2024 | Palisades Avenue | 4,475     | 4 Bedrooms, Study, 4 Full & 2-1/2 Baths, 3-Car Garage | \$5,525,000 |
| Lot 4    | Laguna       | Completion Summer 2024 | Palisades Avenue | 3,287     | 3 Bedrooms, Study, 3 Full & 2-1/2 Baths, 3-Car Garage | \$4,235,000 |
| Lot 10   | Laguna       | Completion Summer 2024 | Newport Road     | 3,287     | 3 Bedrooms, Study, 3 Full & 2-1/2 Baths, 3-Car Garage | \$4,335,000 |
| Lot 25   | Palm Springs | Completion Summer 2024 | Newport Road     | 5,335     | 4 Bedrooms, Study, 4 Full & 2-1/2 Baths, 3-Car Garage | \$5,975,000 |

 Sold

## Quick Start Unfurnished Models

| Homesite | Model    | Status                 | Address          | A/C Sq Ft | Style                                                 | Price       |
|----------|----------|------------------------|------------------|-----------|-------------------------------------------------------|-------------|
| Lot 5    | Coronado | Completion Fall 2024   | Palisades Avenue | 4,312     | 4 Bedrooms, Study, 4 Full & 2-1/2 Baths, 3-Car Garage | Coming Soon |
| Lot 11   | Newport  | Completion Summer 2024 | Newport Road     | 4,475     | 4 Bedrooms, Study, 4 Full & 2-1/2 Baths, 3-Car Garage | Coming Soon |
| Lot 24   | Laguna   | Completion Summer 2024 | Newport Road     | 3,287     | 3 Bedrooms, Study, 3 Full & 2-1/2 Baths, 3-Car Garage | Coming Soon |



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# Floor Plan Quick Facts



| Floor Plan Name | 1 or 2 Story | A/C Sq. Ft. | Total Sq. Ft. | Type                                                        | Base Price* |
|-----------------|--------------|-------------|---------------|-------------------------------------------------------------|-------------|
| Ventura         | One          | 2,697       | 4,485         | 3 bed plus study,<br>3 full baths,<br>3-car garage          | \$2,725,000 |
| Avalon          | One          | 3,033       | 4,641         | 3 bed plus study,<br>3 full & 1 half bath,<br>3-car garage  | \$2,975,000 |
| Laguna          | One          | 3,243       | 4,926         | 3 bed plus study,<br>3 full & 1 half bath,<br>3-car garage  | \$3,045,000 |
| Coronado        | Two          | 4,312       | 5,985         | 4 bed plus study,<br>4 full & 1 half bath.<br>3-car garage  | \$3,925,000 |
| Newport         | Two          | 4,437       | 6,112         | 4 bed plus study,<br>4 full & 1 half bath;<br>3-car garage  | \$4,025,000 |
| Palm Springs    | Two          | 5,037       | 7,473         | 4 bed plus study,<br>4 full & 2 half baths,<br>3-car garage | \$4,375,000 |

[PalisadesNaples.com](http://PalisadesNaples.com)



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6633 Yarberry Ln, Naples, FL 34109 | [Seagatedevelopmentgroup.com](http://Seagatedevelopmentgroup.com) | 239.738.7900

# Luxury Included Features\*



## ATTRACTIVE EXTERIORS

- Southern California style architecture
- Sand float finish stucco with precast trim per plan
- Sherwin Williams exterior paint
- Flat concrete tile roof
- Andersen® 400 series impact wood windows & French doors
- Palm City Iron Works® front door with Low-E impact glass
- Windoor® aluminum sliding glass doors with impact glass
- Hurricane rated, insulated garage doors with Wi-Fi openers
- Epoxy finished garage floor
- Concrete pavers at driveway, entry lanai, and pool deck
- Salt water swimming pool with pool heater
- Lush tropical landscaping with automatic irrigation system
- Zoysia grass
- Seamless gutters
- Outdoor kitchen with NatureKast® cabinetry, 36" gas grill, sink and under counter fridge

## DESIGNER INTERIOR FEATURES

- Solid 1 ¾" interior doors, 8' tall
- Emtek® interior door hardware
- Tray ceilings per plan with 1" x 6" molding in trays
- Level 5 smooth finish interior walls & ceilings
- Wood flooring in Foyer, Great Room, Kitchen, Study, Dining Room, Master Suite, & Hallways
- Tile flooring in bathrooms and laundry room
- Designer carpet in Guest Bedrooms
- Premium 8" wood baseboard throughout
- Premium 3 ½" wood door & window casing
- Sherwin Williams paint & primer, including laquer undercoat with oil base semi-gloss on all doors & trim.

## ENERGY EFFICIENCY FEATURES

- R-19 open cell spray foam insulation in trusses over air-conditioned space
- R-4.1 Fi-Foil® insulation on exterior walls
- R-11 Sound insulation in bathroom and laundry room walls, and between floor joists in 2-story homes
- 16 SEER high efficiency HVAC system with programmable Wi-Fi thermostats
- Andersen® double-pane SmartSun Glass in all windows
- Dual high efficiency gas tankless hot water heaters

## OWNER'S SUITE

- Premium cabinetry with soft-close doors and drawers
- Quartz countertops with 4" backsplash
- Kohler plumbing fixtures with hand-held shower head
- Walk-in shower with frameless shower enclosure and recessed shampoo niche
- 60" tall wood framed mirrors
- Luxurious free-standing tub
- Walk-in closets with designer closet systems



*We reserve the right to substitute equipment, material, appliances and brand names. All features, specifications and plans are subject to change without notice. Builder reserves the right, in its sole discretion, to make modifications to the plans, features and specifications. 10/09/23 CGC1526166*

## GUEST SUITES

- Premium cabinetry with soft-close doors and drawers
- Quartz countertops with 4" backsplash
- Kohler plumbing fixtures
- Recessed shampoo niche in shower
- 60" tall mirrors
- Solid closet shelving with hanging rod

## KITCHEN

- Premium wood cabinetry with soft-close doors and drawers
- Quartz countertops with tile backsplash
- Spacious walk-in pantry (per plan) with solid shelving
- Kohler® under mount stainless steel sink
- Kohler® faucets
- 3/4 HP garbage disposal with air switch
- Sub Zero® /Wolf® appliance package
- Under cabinet accent lighting

## LAUNDRY ROOM / PANTRY

- Premium cabinetry with soft-close doors and drawers
- Quartz countertop
- Electrolux® front loading washer & dryer
- Built-in Laundry sink (per plan)
- Stainless steel Bosch refrigerator

## ELECTRICAL

- Structured wiring for data & voice, with wireless access points
- Decora style light switches and outlets
- 4" recessed LED lighting
- Floor outlets (per plan)
- Sonos powered distributed audio system with speakers in Great Room and Outdoor Living
- 400 AMP electric service
- Home security system

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## SPECIALTY ITEMS

- Color and finish selections in the Seagate Design Gallery with a design consultant, including additional vendor personalization appointments for cabinetry, closets, lighting and electrical, smart home automation, and pools
- Natural gas throughout the community
- Decorative 48" high 2-rail aluminum fence and gate enclosing rear yard

[PalisadesNaples.com](http://PalisadesNaples.com)



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# Palisades FAQs



**Q:** How many acres is Palisades?

**A:** Approximately 11.78 acres

**Q:** Who is the developer of Palisades?

**A:** Seagate Development Group, LLC

**Q:** Who is the builder of Palisades?

**A:** Seagate Development Group

**Q:** Can I bring my own builder into Palisades?

**A:** Seagate Development Group, LLC is the only builder.

**Q:** What are the setbacks for the homesites?

**A:** Front yard setbacks are 15' for front entry garages and 10' for side entry garages. Side yard setbacks are 5'. Rear yard setbacks are 10' for principal building and 5' for accessory structure. 0' setbacks are permitted from Lake maintenance Easement.

**Q:** How many home sites are available at Palisades?

**A:** Palisades offers 25 single family home sites. There are 8 Lakefront home sites and 17 Park home sites, 9 southern exposure and 8 western exposures.

**Q:** Is there a Palisades CDD?

**A:** No, there is no CDD at Palisades.

**Q:** Is there an HOA fee and what does it include?

**A:** Yes, there is an HOA fee for Palisades. Initially, there is a reduced fee of \$990 per quarter, beginning at the time of lot closing. Once the Certificate of Occupancy is issued for a home, the fee increases to \$1,963 per quarter. The HOA fee includes maintenance and service of the community's gated entry system, lake and fountain maintenance, landscape maintenance throughout the community including individual homesites and common areas, irrigation of individual homesites and common areas, maintenance of all walls and fences, streetlights, sidewalks throughout the community, and professional Association management, accounting, insurance, and reserves. Additionally, basic cable and internet services through Hotwire Communications are included with the HOA fee.

**Q:** Who manages the HOA?

**A:** The Association has hired Associa Gulf Coast to provide management services for the HOA.

**Q:** Are there any additional costs-one time costs to the buyer at closing?

**A:** There is an initial Assessment of \$2,500 due at closing. Additionally, typical pro-rata closing costs are required at the time of closing.

**Q:** Will there be any Palisades Amenities?

**A:** No, there will be no amenities at Palisades.

**Q:** May I rent home?

**A:** Yes, you may rent your home a maximum of 3 times per calendar year. You must rent it for a minimum of 1 month and it must be in writing. There is no time sharing allowed.

**Q:** Is there natural gas for my home?

**A:** Yes, there is natural gas for Palisades.

**Q:** May I use my own interior designer?

**A:** Yes, you may use your own interior designer. The fees associated with these services are paid by the homeowner.

# Palisades FAQs



**Q:** Do you have any association with a golf club, tennis club or marina?

**A:** No, not at this time; however, we would be happy to provide you with some local information.

**Q:** What are the current zoned schools for Palisades?

**A:** Pelican Marsh Elementary School, Pine Ridge Middle School, and Barron Collier High School.

**Q:** What are the closest theater and cultural locations?

**A:** Palisades is conveniently located to Artis-Naples (3.4 miles) which is home to the Naples Philharmonic and The Baker Museum. Gulfshore Playhouse (8.2 miles), Sudgen Community Theatre (8 miles), Barbara B. Mann Performing Arts Hall, Fort Myers (26.2) miles.

**Q:** What are the closest shopping centers, grocery stores and dining?

**A:** Palisades is conveniently located to Mercato (3 miles) Waterside Shops (4.1 miles), Coastland Mall (6.1 miles) and 5th Avenue Shopping District (8.1 miles), Publix Super Markets (1.4 miles), The Capital Grill (3.3 miles)

**Q:** What are the closest hospitals?

**A:** Palisades is conveniently located to NCH North Naples Hospital (4.1 miles), NCH Urgent Care (3.5 miles) and Physicians Regional Medical Center (4.7 miles)

**Q:** May guests park on the street?

**A:** Yes, but not for more than 5 consecutive days. There are no watercraft allowed to park outside overnight.

**Q:** What are my voting rights in the Homeowners Association?

**A:** There is 1 vote per household/lot owner once turnover occurs.

**Q:** When does the community turnover to the homeowners?

**A:** 3 months after 90% of the homesites are sold in the community.

**Q:** What is the name of the Homeowners Association?

**A:** Palisades Naples Homeowner's Association, Inc.

**Q:** What are the ceiling heights?

**A:** Ceilings vary per plan: however, most of the main living areas have 12 foot ceilings with a bump up (coffer) to 13 feet. Most of the guest rooms are 10 feet with a bump up to 11 feet. Entry Foyers may be higher.

**Q:** What is the gate system going to be?

**A:** The gate system will be a RFID-reader which will use transponders.

**Q:** Are there any pet restrictions?

**A:** No, there are no pet restrictions in Palisades other than Collier County's normal pet restrictions.

**Q:** Are Homeowners able to have solar panels?

**A:** Yes, solar panels are approved by the Architectural Review Board. The panels must meet certain criteria such as color, material and placement on the home.

**Q:** Where are my closest Naples beaches?

**A:** Vanderbilt Beach is approximately 5 miles and Clam Pass Beach is approximately 3.8 miles from Palisades.

**Q:** How far is an airport from Palisades?

**A:** Southwest Florida International Airport is approximately 25 miles from Palisades while Naples Airport is only 7.2 miles.



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# Palisades Naples Homeowner's Association

All homeowners within the Palisades community become members of the HOA upon closing on their homesite.



## Purpose of the HOA

The objective of the HOA is to ensure that Palisades is developed, operated, maintained, and preserved in a manner consistent with the Declaration, and to ensure the long-term desirability and attractiveness of the community.

One-time Assessment and Resale Assessment – \$2,500

Quarterly Assessment – \$1,963 per quarter

## What's included in the HOA Assessment:

- Gated Entry
- Irrigation of homeowner's homesite
- Irrigation of the common areas
- Lawns, shrubbery, grass and other landscaping on each homesite
- Lawns, shrubbery, grass and other landscaping throughout the common areas
- Pump maintenance
- Lake maintenance
- Maintenance of walls and fences
- Streets and street lights
- Sidewalks throughout the community
- Professional association management and accounting
- Insurance and reserves
- Basic cable and Internet services for individual homes (provided through Hotwire Communications)



239.387.3711

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