



**Dock Side**

**Regularly  
\$133,500**

**8901  
White Crane Way**



**Purchase Price Only: \$119,900.00** \*With \$7600.00 worth of Extras, Free!

**NO Association Fees, NO Land Property Taxes ! NO Assessments,**

(Compare this to a site built home, 2 x 6" Construction costing an average of \$100. p/square foot. at this time = **\$138,600.00 HOME ONLY**)

Community: **GreenCove Villas** Existing Home Ready to occupy within 2 weeks from closing.  
(8781 State Rt. 2, Oak Harbor, Ohio) (8901 White Crane Way)

**Model Year: 2006 Floor Plan : Harbor Side Size: @ 1,764 Sq. Ft. Living Space, with the 2 Covered Lanais.**

**Includes: # Bedrooms: 3 # Baths: 2 Full, with private Master Bath**

(x) Central Air	(x) Kit. Sink	(x) Washer	(x) Dbl. Pane Tilt-in Windows
(x) ½ Wall Stone Fireplace	(x) Garbage Disposal	(x) Dryer	* (x) Sun Deck, Size 12' x 12'
(x) Ceiling Fans x 1	(x) Range/Oven	(x) Garden Tub w/Whirlpool Jets	(x) Entrance Deck Size 6' x 6'
(x) Drapes	(x) Refrigerator	(x) Shower Stall	(x) Storage Building 8' X16'
(x) 2" Vinyl Blinds	(x) Dishwasher	(x) Tub / Shower Combo	With Electric, Vinyl Sided &
(x) Oak Cabinets	(x) Built in Microwave Oven		Custom Built to Match Home.
Type Heat: Electric - Forced Air		Type Water Heater: 50 Gal. Electric	Pets: <u>Allowed.</u>

\* Comments: Includes both, an Extra 12ft. X 12ft. Exterior Sun Deck, and a Screen Enclosure on Canal Side Lanai.

Normally an Extra \$7,600.00 for these 2 Options ! (see print)

Great Location on Water Front, with Landscaping and Sod lawn.

Directly on Private Marina, 25' x 25' 3-Car Concrete Driveway.

Half Stone Walled - Wood Burning Fireplace, 2 X 6 Construction, Finished Drywall.

8' High Flat Ceilings, 8' x 26' Covered Lanai Over Looking the Docks.

6' x 14' Private Master Bedroom Covered Lanai, 6'X6' Wood Deck at Entrance.

Central Air Conditioning, Perimeter Heating Vents.

Whirlpool.® Smooth Top Oven / Range, Whirlpool.® Dish Washer,

Built-in Whirlpool® Microwave Oven, Whirlpool.® Side by Side Refrigerator

Large Master Bath w/whirlpool Tub & Step-in Shower.

200 Amp. Electrical Service, Inside Main Water Shutoff, 4 Smoke Detectors wired together.

Our Homes are Insulated with an R-Value of 35 in the Ceilings, R-19 in the Walls, R-11 in the Floor,

and Double Pane Insulated Windows that Tilt in for Easy Cleaning.

8' X 16' Matching Storage Building with Vinyl Siding, Window and Double Insulated Steel Entry Doors, & Electric.

Price: \$119,900.00

**Boat Slips are optional, 2 For The Price of 1, Only \$799.00 Per Season.**

Closing Costs: \$650.00

25 year financing may be available.

Sales Tax: \$ Included.

(This is only an Example rate, term and down payment)

Conveyance fee: \$ N/A

Title: \$25.00

Total: \$ 120,575.00

20% Down: \$ 24,115.00 on custom orders.

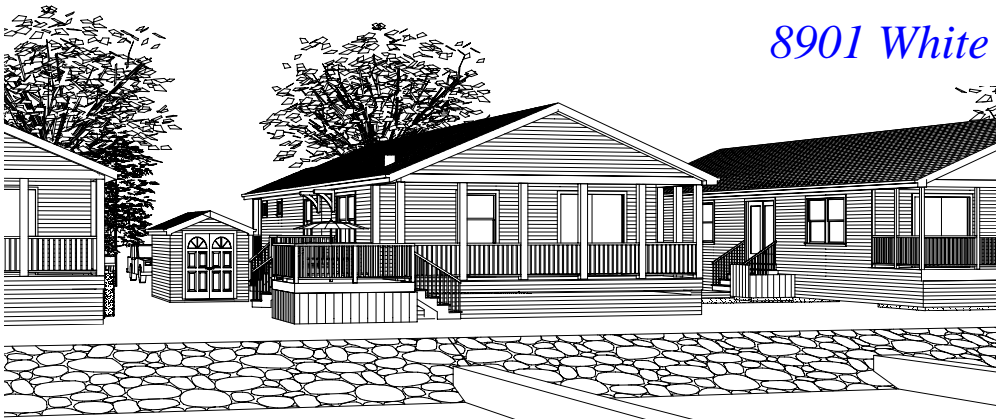
Monthly House Pmt: \$ 744.49 @ EXAMPLE RATE of 8.0% interest, for 25 years.

Monthly Land Lease: \$ 350.00 P/mo. Harbor Side.

**Total Monthly Obligation Only: \$ 1,094.49 We have interest rates as low as 6%, for qualified buyers.**

DUE TO OUR DEDICATION TO CONSTANT PRODUCT IMPROVEMENT - ALL PRICES, DESIGNS, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.

8901 White Crane Way



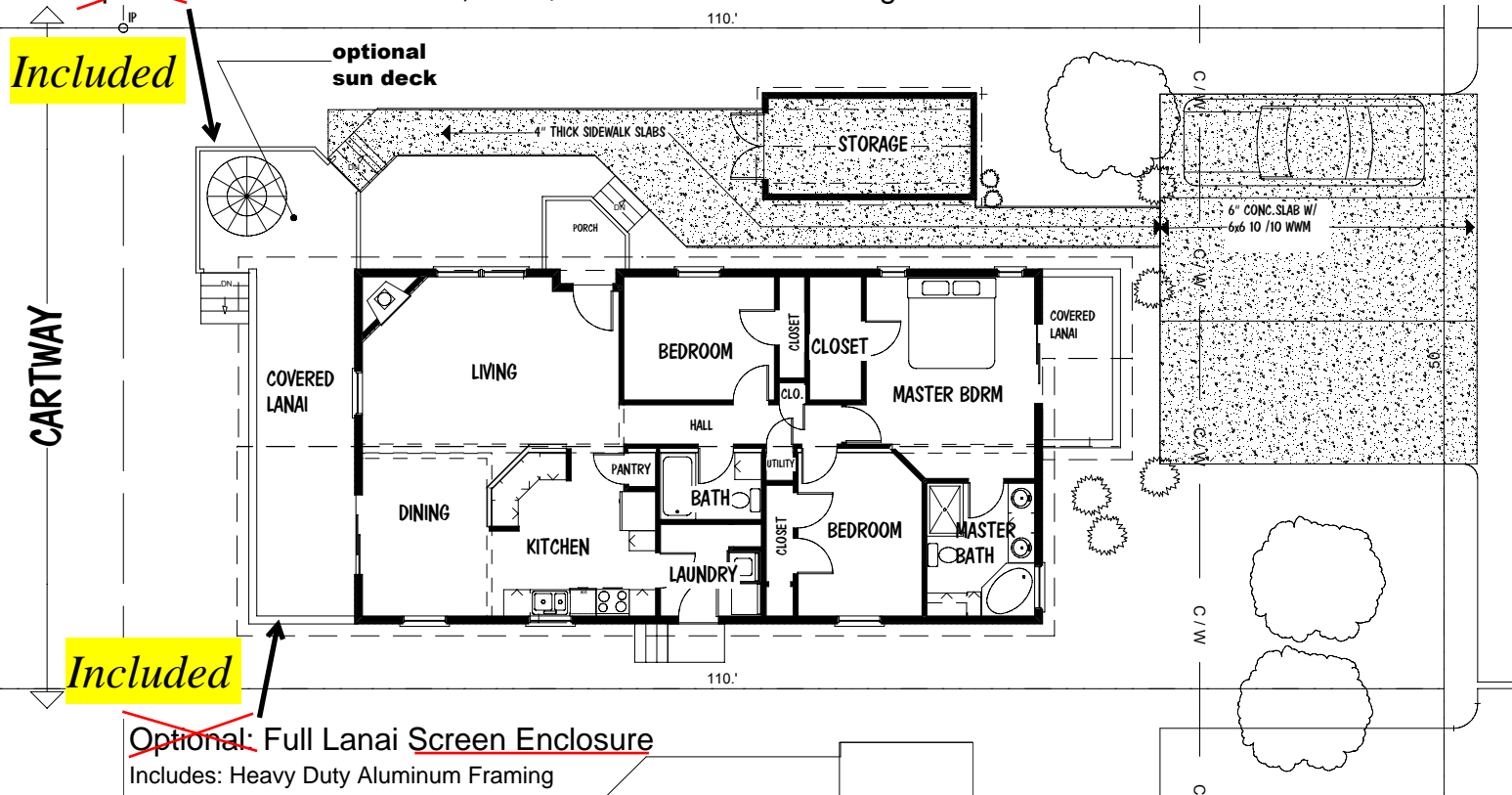
DOCKSIDE SIDE



STREET SIDE

~~Optional~~ 12' x 12' Sun Deck, Add \$3700 - Includes Staining

Included



Included

~~Optional~~ Full Lanai Screen Enclosure

Includes: Heavy Duty Aluminum Framing that can hold Glass at a later time, and a high quality entrance door.

Add \$3900.00

GREEN COVE VILLAS

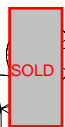
HARBOR SIDE LOT'S

N

Reserved Lots in Yellow

Available Lots are Un-Colored

Revised 5-21-10



Sold Homes



Available Homes

\$124,900 New Const.

HARBOR

SIDE

HOMES



TO LAKE  
ERIE



30' VILLA

BOATSLIPS

\$119,900

Office

\$104,900 New Const.

SOUTH

SIDE

HOMES

STATE ROUTE #2

Phase I

Call (419) 898-3398 "Anytime"

[www.greencovevillas.com](http://www.greencovevillas.com)

(Phase II is now available)

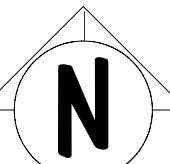
GREEN

COVE

VILLAS

8781 W STATE ROUTE #2

OAK HARBOR, OHIO



rev'd 1 mar 05 ray rev'd 8 Aug 2005 RAY rev'd 30 May 2006 RAY rev'd 3 Oct. 2006 RAY  
rev'd 6 July 2005 RAY rev'd 14 April 2006 RAY rev'd 14 June 2006 RAY rev'd 27 Jan. 2007 RAY

## HOUSEHOLD ITEMS FOR SALE

Sofa and matching chair

\$1300

(Both ends of sofa recline, arm rests open to reveal  
Recliner latch and storage area. Center section  
Folds down, has two cup holders plus control for  
Recliners massage feature)

Side Chair w/ottoman

200

Dining Table w/6 chairs & 2 self  
Storing leafs

600

TV w/wall mount

1100

Computer Desk & stand

~~75~~ \$50

Tall Bookcase/5 shelves

35

Patio Furniture (Table w/6 folding chairs)

75

*Linda Sautter*