



Phase I
The
"Harbor Side"
Home

With Our Premier
Deluxe Option Package



Purchase Price Only: **\$124,900.00** New 2010 *Appraised For: \$136,724.58*

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** (White Crane Way) Ready to Occupy in less than
(8781 State Rt. 2, Oak Harbor, Ohio) 90 days from date of order.

Floor Plan : Harborside 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) S.S. Kitchen Sink	(N/A) Washer	(x) Dbl. Pane Tilt-in Windows
(x) ½ Stone Fireplace	(x) Garbage Disposal	(N/A) Dryer	(x) Exterior Steps with Railings x 3
(x) Ceiling Fans x 1	(x) S.S. Range/Oven	(x) Garden Tub w/Whirlpool Jets	(x) Side Deck Size <u>6' x 6'</u>
(x) Drapes	(x) S.S. Refrigerator	(x) Shower Stall	(x) Storage Building <u>8' X16'</u>
(x) 2" Vinyl Blinds	(x) S.S. Dishwasher	(x) Tub / Shower Combo	With Electric, Vinyl Sided &
(x) Oak Cabinets	(x) S.S. Spacemaker Microwave Oven		Custom Built to Match Home.

Type Heat: Electric - Forced Air Type Water Heater: 50 Gal. Electric Pets: Allowed.

Comments: 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.

Stainless Steel G.E.® Smooth Top Oven / Range, Stainless Steel G.E.® Dish Washer

Stainless Steel Built-in G.E.® Space Maker Microwave Oven, Stainless Steel G.E.® Frost 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: \$124,900.00

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: \$ 125,575.00

10% Down: \$ 12,758.00 on custom orders. (only 5% down on existing homes)

Monthly House Pmt: \$ 870.74 @ EXAMPLE RATE of 8.0% interest, for 25 years.

Monthly Land Lease: \$ 350.00 P/mo. Harbor Side. (this home available Harbor Side Only)

Total Monthly Obligation Only: \$ 1,220.74 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.