



With Our Premier  
Deluxe Option Package



Purchase Price: \$114,900.00

Appraised For: \$131,937.67

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

(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**

**Custom Order**

Ready to Occupy in 45 days  
from date of order.

(8781 State Rt. 2, Oak Harbor, Ohio)

( White Crane Way)

**Floor Plan : #4523F Size: @ 1,764 Sq. Ft. Living Space, with the 2 Covered Lanais.**

**# Bedrooms: 3**

**# Baths: 2 Full, with private Master Bath**

- |                       |                                       |   |
|-----------------------|---------------------------------------|---|
| (x) Central Air       | (x) Kit. Sink (Black & Pewter Faucet) | ( ) Washer(x) Dbl. Pane Tilt-in Windows |
| (x) ½ Stone Fireplace | (x) Garbage Disposal                  | ( ) Dryer                               |
| (x) Ceiling Fans x 1  | (x) Range/Oven (Blk)                  | (x) Garden Tub w/Whirlpool Jets         |
| (x) Drapes            | (x) Refrigerator (S&B)                | (x) Shower Stall                        |
| (x) 2" Vinyl Blinds   | (x) Dishwasher (Blk)                  | (x) Tub / Shower Combo                  |
| (x) Oak Cabinets      | (x) Built in Microwave Oven (Blk)     |   |

- (x) Exterior Steps with Railings x 3  
(x) Side Deck Size 6' x 6'  
(x) Storage Building 8' X16'  
With Electric, Vinyl Sided &  
Custom Built to Match Home.

Type Heat: Electric - Forced Air

Type Water Heater: 40 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,

Whirlpool® Smooth Top Oven / Range in Black, Whirlpool® Dish Washer in Black

Built-in Whirlpool® Microwave Oven in Black, Whirlpool® Frost Refrigerator in Satin & Black.

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: \$114,900.00

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

Closing Costs: \$650.00

Sales Tax: \$ Included.

Conveyance fee: \$ N/A

Title: \$25.00

Total: \$ 115,575.00

Interest rates may vary with down payment amount, and credit ratings.

This is only an example.

25 year financing may be available.

(Example rate, term and down payment)

10% Down: \$ 11,300.00 on custom orders. (only 5% down on existing homes)

Monthly House Pmt: \$ 801.72 @ 8.0% interest, for 25 years (estimated interest rate)

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

**Total Monthly Obligation Only: \$ 1151.72**