



With Our Premier
Deluxe Option Package



Purchase Price: **\$119,900.00**

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

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

(White Crane Way)

from date of order.

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) Exterior Steps with Railings x 3 |
| (x) Ceiling Fans x 1 | (x) Range/Oven | (x) Garden Tub w/Whirlpool Jets | (x) Side 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 (Blk) | | 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,

G.E. @ Smooth Top Oven / Range, G.E. @ Dish Washer

Built-in G.E. @ Space Maker Microwave Oven, G.E. @ Frost Refrigerator in Stainless Steel.

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**

Closing Costs: **\$650.00**

Sales Tax: **\$ Included**

Conveyance fee: **\$ N/A**

Title: **\$25.00**

Total: **\$ 120,575.00**

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

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: **\$ 13,300.00** on custom orders. (only 5% down on existing homes)

Monthly House Pmt: **\$ 827.97 @ 8.0%** interest, for 25 years (estimated interest rate)

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

Total Monthly Obligation Only: \$ 1,177.97