



With Our Premier
Deluxe Option Package



Purchase Price Only: **\$124,900.00**

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**

Custom Order

Ready to Occupy in less than
90 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 | (x) Garden Tub w/Whirlpool Jets |
| (x) Drapes | (x) Refrigerator | (x) Shower Stall |
| (x) 2" Vinyl Blinds | (x) Dishwasher | (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,

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: \$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

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