



**The
"South Side"
Home**

**With Our Premier
Deluxe Option Package**

**Like the
Model Home
Center**

Purchase Price: \$104,900.00

Appraised For: \$122,673.89

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

Compare this to a Site Built Home 2 x 6" Construction costing up to \$100. p/square foot. at this time = \$143,900.00 for HOME ONLY

Community: **GreenCove Villas**

Custom Order

Ready to occupy in less than

(8781 State Rt. 2, Oak Harbor, Ohio) (South Side of White Crane Way)

90 Days from date of Order.

Model : #4583L Size: 1,439 Sq. Ft. Interior Living Space, W/Covered Porch & 2' Stretch

Bedrooms: 3

Baths: 2 Full with private Master Bath

- | | | | |
|----------------------|------------------------|--|--|
| () Wet Bar | (x) Central Air | (x) Garbage Disposal | (x) Dbl. Pane Windows & Screens |
| (x) Island Kitchen | () Wall Air | () Washer | () Awnings |
| (x) Fireplace | () Window Air | () 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 10' x 12' |
| (x) Drapes | (x) S x S Refrigerator | (x) Tub / Shower Combo | (x) Storage Building 10' X 12' Vinyl Sided |
| (x) 2" Vinyl Blinds | (x) Dishwasher | (x) Shower Stall | Custom Made to Match Home |
| (x) Maple Cabinets | (x) Built in Microwave | (x) Built-in 42" Flat Screen T.V., with Surround Sound System. | |

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

Comments: Great Location with Landscaping and sodded lawn.

Directly across from Private Marina and Charter Boats, 25' x 25' Concrete Driveway,

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

8' High Flat Ceilings, Covered Porch, 10' X 12' Wood Side Deck, Central Air Cond., Perimeter Heating Vents,

Island Kitchen, Whirlpool® Smooth Top Oven / Range, Whirlpool® Dish Washer,

Built-in Whirlpool® Microwave Oven, Whirlpool® Frost Free S x S Refrigerator.

All Kitchen appliances are Stainless Steel, 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.

Built in 42" H.D. Screen T.V, and DVD. Player, Surround Sound and Built in Entertainment Cabinet.

10' X 12' Matching Storage Building with Vinyl Siding, Window and Steel Insulated Entry Door

Price: \$104,900.00

Boat Slips are optional, 2 For The Price of 1, Only \$799 per season.

Closing Costs: \$650.00

This is only an example.

Sales Tax: \$ Include.

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

Conveyance fee: \$ N/A

Title: \$25.00

25 year financing may be available.

Total: \$ 105,575.00

(Example rate, term and down payment)

10% D/P: \$ 10,700.00 on custom orders. (only 5% down on existing homes)

Mo. House Pay: \$ 732.26 @ 8.0% interest, for 25 years (estimated interest rate)

Monthly Land Lease: \$ 250.00 South side of *White Crane Way.*

Total Monthly Obligation Only: \$ 982.26