

Coleman Village

Call for more
information, or to
purchase this home.

Dave Laster
(419) 509-3283

*"You're only a
phone call away
to better living"*

*"Festival"
Model #2663L
with Deluxe Options
Package*

Purchase Price \$36,900.00

Appraised For \$42,277.82

Community: Coleman Village Site # 152 Available for Possession in 7 - 10 days .
(5383 Lewis Ave. - Toledo, Ohio 43612) ()

Make: 2006 Fleetwood **Floor Plan:** Festival #2663L **Size:** 14 X66 @ 901 Sq. ft. Interior Living Space

Bedrooms: 3 **# Baths:** 2 Full *(Includes private master bath)*

(x) Central Air	(x) Garbage Disposal	(x) Dbl. Pane Windows & Screens
() Island Kitchen	() Wall Air	() Washer
() Fireplace	() Window Air	() Dryer
(x) Ceiling Fans x 1	(x) Range/Oven	() Garden Tub
(x) Drapes	(x) Refrigerator	(x) 2 Tub / Shower Combos
(x) Vinyl Blinds	() Dishwasher	() Shower Stall
() Built in Microwave	(x) Insulation Upgrade	() Storage Building
(x) Forced Air Heating and Cooling	(x) Car Port	() Attached Covered Porch
	(x) 40 Gal. Wtr. Htr.	() Side Deck Size ___' X ___' Wood
		() Pets: <u>None.</u>

Comments: Great Location with Plenty of Shopping & Restaurants Near By.

2 X 6 Construction, OSB Board Wrap, High Ceilings

Central Air Conditioning.

Perimeter Heating Vents, Range / Oven, Built-in Whirlpool Microwave Oven,

Whirlpool Frost Free Refrigerator,

Inside Main Water Shutoff, Smoke Detectors wired together,

Our Homes are Well Insulated with an R-Value of 32 in the Ceilings,

R-19 in the Walls, and R-11 in the Floor,

and Double Pane Insulated Windows that Tilt in for Easy Cleaning.

2 Steel Insulated Entry Doors, Car Port.

Purchase Price: \$36,900.00

Closing Costs: \$650.00

Sales Tax: \$ N/A

Conveyance fee: \$ N/A

Title: \$ 25.00

Total: \$ 37,575.00

This is only an example House Payment.

Rates may vary slightly, with down payment amount, and credit ratings.

25 year financing may be available.

(Example rate, term and down payment)

5% D/P: \$ 2000.00 only 5% down on existing homes. (10% down on custom orders.)

Mo. House Pmt.: \$ 274.57 @ 8.0% interest rate for 25 years. (estimated rate for this example)

Site Lease Only: \$ 280.00

Total Monthly Payment, Only: \$ 554.57

Festival Standard Features

Single Section

Structural Standards:

84" Sidewalls
Vaulted Ceilings Throughout
2x6 Floor Joist 16" o.c. (14' Wides)
2x8 Floor Joist 16" o.c. (16' Wides)
2x4 Exterior Walls 16" o.c.
11/16" Full Width Nova Deck Floors
R28-11-14 Insulation
White Self Storing Storm Windows
Metal Heat Ducts
Whole House Ventilation System
Detachable Hitch
7/16" O.S.B. Roof Sheathing
20 LB. Roof Load

Exterior Standards:

Exterior Frost Free Faucet - Rear Sidewall
Exterior GFI Receptacle - Rear Sidewall
12" Raised Panel Shutters-- FDS and HE
6-Panel Steel Front Door w/ Storm
Blank Rear Door
Dead Bolt Locks at Front & Rear (Keyed Alike)
Vinyl Siding by "Stylecrest" w/ Lifetime Warranty
1/4" Backer Board Wrap under Vinyl Siding
20 Year GAF Fiberglass Shingles
Light Fixtures at All Exterior Doors
Heat Tape Receptacle under home

Interior Standards:

Flat Mouldings and Casings Throughout
16 oz. Frontier carpet
3/8" Rebond Carpet Pad and Tack Strip Installation
Ventilated Washer & Dryer Shelf
Ventilated Closet Shelving
Mini-Blinds Throughout
Overhead Bedroom Lights
Lighted Walk-In Closets
Linoleum Entry
Stippled Textured Ceilings
Vinyl Wall Panels Throughout
3 Hinges on All Interior Doors
Door Stop on all 3 Sides of Interior Doors
Brushed Nickel Hardware Throughout
Oak Wainscote on (2) Walls of Living Room

Electrical, Plumbing & Heating:

Plumb for Washer & Wire for Dryer
40 Gallon Electric Water Heater
Copper Wiring
Pex Plumbing
100 AMP Electrical Service
~~Glass Globes T/O~~
Gas Furnace w/ Hot Surface Ignition
Smoke Detectors in All Bedrooms & Living Area
Main Water Shut-Off w/ Cut-Offs @ Toilets
5 Wire Thermostat (AC Ready)
GFI Receptacles in Kitchen & Baths

Kitchen Standards:

Whirlpool Appliances
18 cf. Door Over Door Refrigerator (*Forced Option*)
Deluxe Gas Range w/ Glass Door, Clock and Timer
Power Range Hood with Light
30" Overhead Cabinets
Solid Oak Picture Frame Cabinet Doors
Glass Cabinet Doors (per floorplan)
Concealed Cabinet Hinges
Finished Overhead Cabinets
Adjustable Overhead Shelves
Center Shelves in Base Cabinets
Wrapped Stiles and Rails
Bank of Drawers
Stainless Steel Kitchen Sink
Ceramic Tile Backsplash
Brushed Nickel Cabinet Hardware
Congoleum Vinyl Flooring

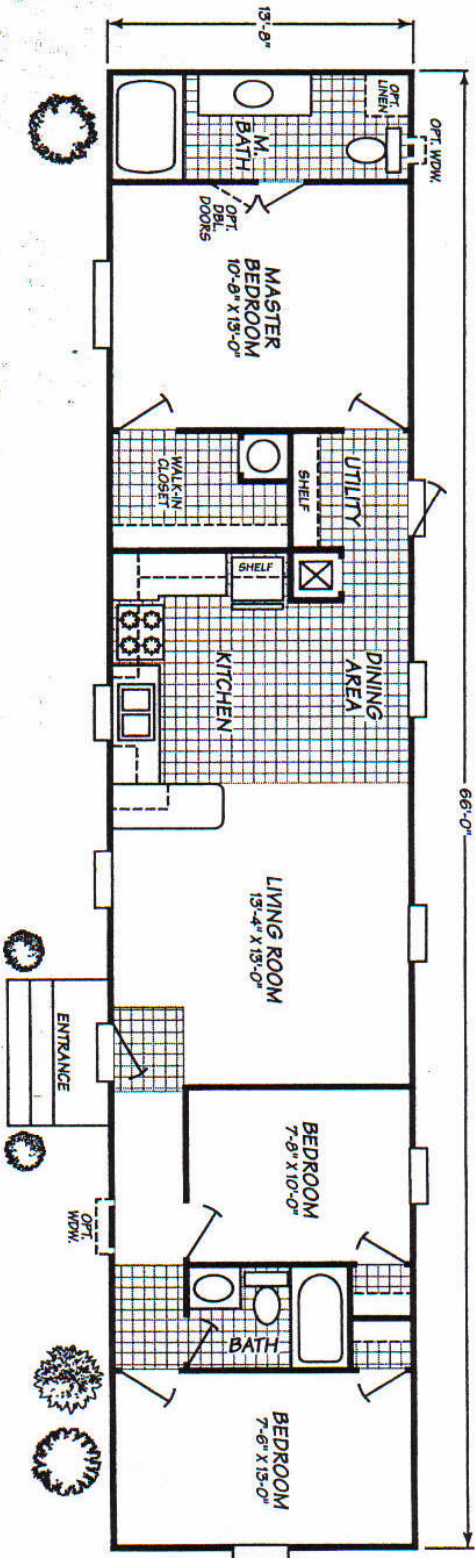
Bath Standards:

Garden Tub with Surround in Master Bath
54" Tub/Shower with Surround at Hall Bath
Plastic Sinks
Ceramic Tile Backsplash
Congoleum Vinyl Flooring
Tissue and Towel Holders
Water Cut-Offs at Toilets
Mirrors above Sinks
Power Exhaust Fans in All Baths
1 Drawer in Master Bath Lav Base
China "Water Saver" Commodes



FLEETWOOD®
H O M E S

Festival Series Model 2663L
3 Bedrooms • 2 Baths • 901 Square Feet



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