

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"*

*"Westfield!"
Model #6522W
with Deluxe Options
Package*

Purchase Price \$34,900.00

Appraised For \$39,842.67

Community: Coleman Village Site # 131 Available for Possession in 7 - 10 days .
(5383 Lewis Ave. - Toledo, Ohio 43612) ()

Make: 2006 Fleetwood **Floor Plan:** Westfield #6522W **Size:** 16 X60 @780 Sq. ft. Interior Living Space

Bedrooms: 2 **# Baths:** 1 Full

(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) 40 Gal. Wtr. Htr.	() Pets: <u>None.</u>

() Awnings x _
(x) Exterior Steps with Railings x 1
() Side Deck Size _' X _' Wood
() Attached Covered Porch
() Storage Building _X _' Vinyl Sided
custom built to match home.

Comments: Great Location with Plenty of Shopping & Restaurants Near By.
2 X 6 Construction, OSB Board Wrap, Vinyl Siding.
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 Highly Insulated Steel Entry Doors.
Highest Cooling Month Shouldn't Exceed \$125.00, -- Heating \$185.00

Purchase Price: \$34,900.00

Closing Costs: \$650.00

Sales Tax: \$ N/A

Conveyance fee: \$ N/A

Title: \$ 25.00

Total: \$ 35,575.00

This is only an example House Payment.

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

20 year financing may be available.

(Example rate, term and down payment)

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

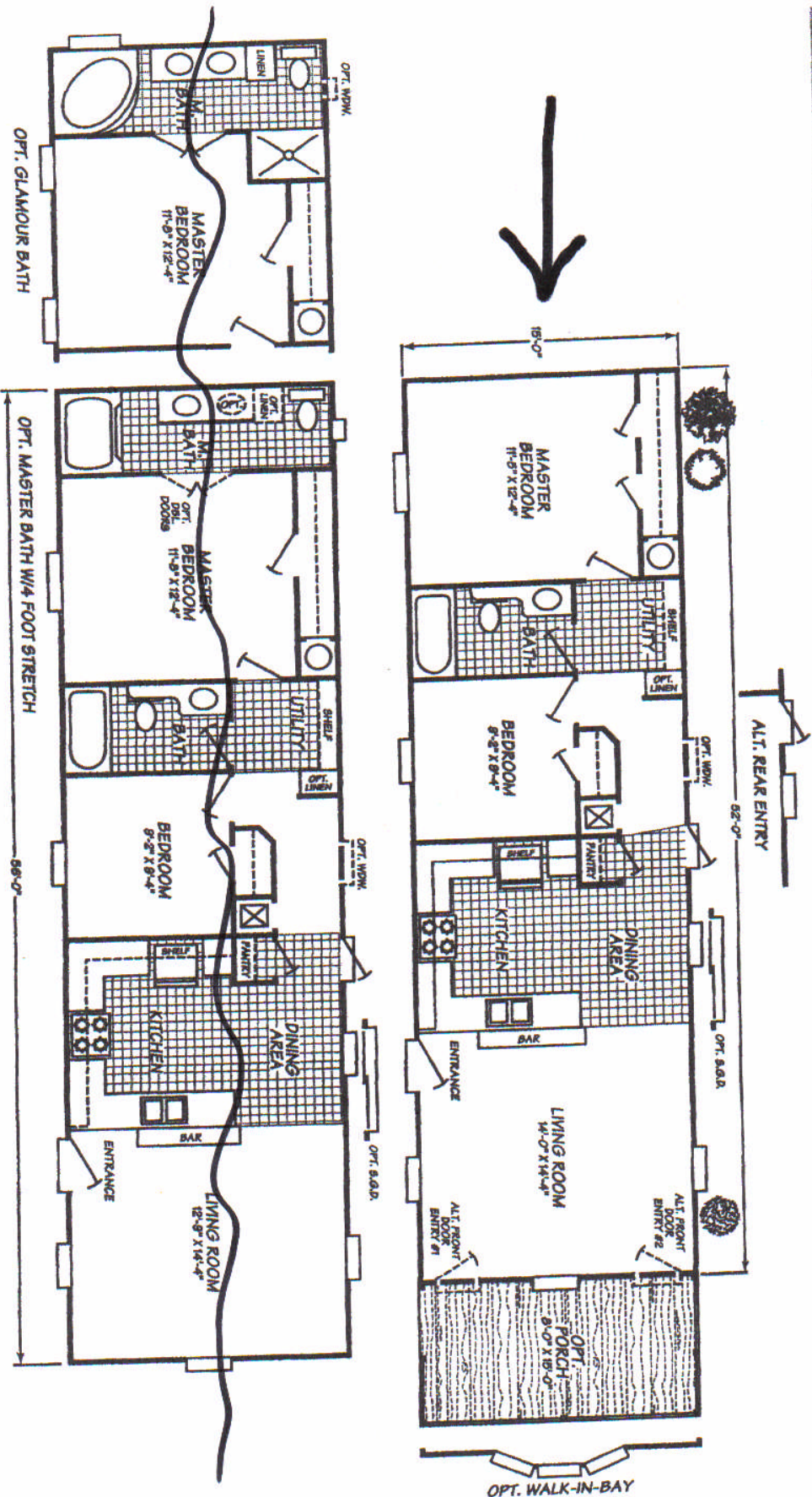
Mo. House Pmt.: \$ 280.83 @ 8.0% interest rate for 25 years. (estimated rate for this example)

Site Lease Only: \$ 280.00

Total Monthly Payment, Only: \$ 560.83 For a New, Spacious, Very Energy Efficient Home.



Westfield Series Model 6522W 2 Bedrooms • 2 Baths • 780 Square Feet



Windows shown reflect standard aluminum windows. Selection of optional thermal pane (winyl) windows may affect the size and number of windows.

Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall and is an approximate figure. Length indicated in floorplans is floor length only. The length of the hitch is not included. (Add four feet to arrive at transportable length) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

Westfield Standard Features



Exterior Standards:

8'-0" Sidewall Height
Vinyl Siding by "Stylecrest" w/ Lifetime Warranty
20 Year "Owens Corning" Fiberglass Shingles
2" x 4" Exterior Walls - 16" O.C.
8" Overhang on Front End Walls
1/4" Backer Board Wrap under Vinyl Siding
12" Raised Panel Shutters (Front Door Side & Hitch End)
7/16" OSB Roof Sheathing
Storm Windows w/ Self-Storing Storms (White)
20 lb Roof Load
2" x 6" (14') or 2" x 8" (16') Floor Joists - 16" O.C.
Full Length Chassis
11/16" Full Width "Nova Deck" Floors
38" x 80" Steel Front Door with LH Storm Door
32" x 80" Cottage Rear Door
Dead Bolt Locks: Front & Rear Door
(Keyed Alike w/ Security Combo)
Glass Exterior Light @ Exterior Doors
Removable Hitch

Interior Standards:

Professionally Designed Décor Selection
Residential Ceiling Height Throughout (Flat)
Sprayed Ceiling Texture
Vinyl Wall Panels Throughout
White Embossed Interior Doors
Door Stop on All 3 Sides of Interior Doors
Door Stops Behind Every Door
Mitered Door Casing
Brushed Nickel Interior Door Hardware
Wrapped Moldings Throughout
Tack Strip Carpet Installation
18 oz Plush "Frontier" Carpet by "Shaw"
3/8" Rebond Carpet Pad
Linoleum Entry
Mini-Blinds Throughout
Professionally Coordinated Draperies
Side Panels & Valance in Main Living Area Only
Valances in All Bedrooms
Glass Overhead Light Fixtures
Ventilated Vinyl Coated Closet Shelving

Electrical, Plumbing, & Heating:

100 AMP Electrical Panel Box
Gas Furnace
5 Wire Thermostat (A/C Ready)

Electrical, Plumbing, & Heating: (Continued)

Switched Ceiling Lights in Walk-In Closets
40 Gallon Electric Water Heater
Thermal Zone III with R28-11-11 Insulation
Wire & Brace for Ceiling Fan - Living Room
Exterior Electrical Receptacle - Rear Door Side
Plumb & Wire for Washer & Dryer
Ventilated Utility Shelf (White)
Copper Wiring Throughout
PEX Hot & Cold Water Lines
Water Shut Off Valves - All Sinks & Commodes
GFI Protected Receptacles in Kitchen and Baths
Floor Decking Sealant at All Wet Areas

Kitchen Standards:

30" Cityscape Cabinetry
Whirlpool Appliances
30" White Free Standing Electric Range
18 c.f. White Frost-Free Refrigerator
30" Powered Range Hood (White)
30" Overhead Cabinets
Raised-Panel MDF Cabinet Doors (3 Color Selections)
Maple Lined Overhead Cabinets
Brushed Nickel Cabinet Pulls
Cabinet Cove Molding above Kitchen Cabinets
Concealed Cabinet Door Hinges, Adjustable
"Zargon" Cabinet Drawers
Laminated Backsplash & Countertops in Kitchen
Overhead Cabinets above Refrigerator & Range
"Congoleum" No Wax Vinyl Flooring
Stainless Steel Kitchen Sink
Overhead Cabinets above Refrigerator & Range

Bath Standards:

60" Acrylic Tub/Shower with Surround - Hall Baths
60" Acrylic Garden Tub with Surround - Master Baths
Glamour Baths in 60' Models or Larger:
1 Pc. Acrylic Corner Tub
48" Fiberglass Shower
Double Vanity with Bank of Drawers - Where Available
3 Door Linen Cabinet - Where Available
2 Mirrors with Valances above Corner Tub
Upgraded Vanity Lighting
White ABS Sinks
"Congoleum" No Wax Vinyl Flooring
Mirror above Vanity
Switched Ceiling Lights in All Bedrooms
Power Exhaust Fans - All Baths
China "Water Saver" Commodes

Because of continuous product improvements, specifications are subject to change without notice or obligation.

January 2006