

# COASTAL COTTAGES

537 W LAKESHORE DR. PORT CLINTON, OH 43452

FOR SALE

STARTING AT  
\$479,999



[WWW.COASTALCOTTAGESPC.COM](http://WWW.COASTALCOTTAGESPC.COM)



# COASTAL COTTAGES

A PREMIER WATERFRONT COMMUNITY



## EXPERIENCE THE COASTAL LIFESTYLE



CUSTOM BUILT



WELL LAID OUT



SLEEK DESIGN



EXQUISITE SUITES



SPECTACULAR VIEWS

RESORT STYLE LIVING LOCATED IN THE HEART OF PORT CLINTON

CONTACT US



419.746.0777



info@coastalcottagespc.com





## COASTAL COTTAGES

- PHASE 1 - AVAILABLE NOW!
- PHASE 2 - COMING SOON
- PHASE 3 - COMING SOON

**LAKE LIVING AT  
IT'S FINEST!**  
IN PORT CLINTON

\$499,900  
\$499,900  
\$499,900  
\$499,900  
\$489,900  
\$489,900  
\$489,900  
\$489,900  
\$484,900  
\$484,900  
\$484,900  
\$484,900  
\$479,900  
\$479,900  
\$479,900  
\$479,900



# COASTAL COTTAGES SITE PLAN

Coastal Cottages offers resort-style living in the heart of Downtown Port Clinton. Offering 360° water views, easy access to Lake Erie, impressive 35ft floating docks, a full service marina, and so much more! These 2 bedroom, 2 bathroom cottages feature an open floor plan - including a bonus loft that could easily act as a 3rd bedroom or additional living space. Don't forget about the private sunroom, private sundeck, utility room, and carport storage. Phase 1 underway NOW! Prices starting at \$479,999+. Call today before they're gone!

**Total Approx. Floor Area / 1,200 SQ FT**

**35ft dockage | Carport | Swimming Pool | Boater's Lounge | MORE**

• Materials, sizes and textiles may be subject to change





## SPECS:

- 2/3 Bedrooms
- 2 Bathrooms
- Bonus Room, Carport, & Utility Room
- Owned Dockage

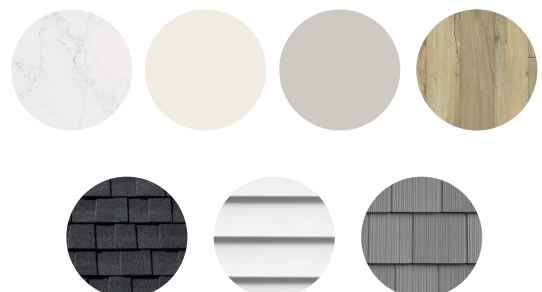
## BASE HOME:

- Main Floor: 954 sq. ft.
- Loft: 253 sq. ft.
- Total: 1,207 sq. ft. living space

## ADDITIONAL ROOMS:

- Extended Carport: 871 sq. ft.
- Utility Room: 88 sq. ft.
- Sun Room: 126 sq. ft.
- Deck: 140 sq. ft.

• Materials, sizes and textiles may be subject to change





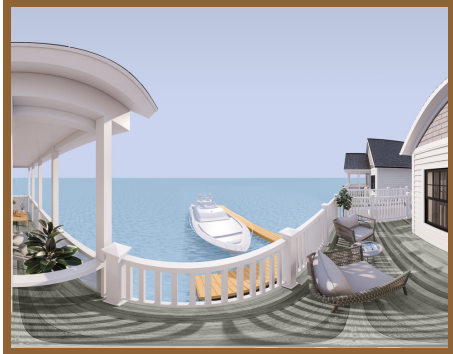


**FINALLY, COASTAL LIVING THAT JUST MAKES SENSE! EASY TO NAVIGATE FLOOR PLANS WITH WELL APPOINTED SUITES, PROVIDING EASE AND COMFORT EVERY STEP OF THE WAY. NO GIMMICKS, NO ADD-ONS, NO UP-CHARGING. JUST STUNNING COTTAGES WITH THE BEST OF THE BEST WHEN IT COMES TO ALL OF THE AMENITIES THAT PORT CLINTON HAS TO OFFER. QUALITY CONSTRUCTION, AMPLE STORAGE SPACE, AND DOCKAGE WITH EASY ACCESS INTO LAKE ERIE. WHAT MORE COULD YOU WANT? MINIMUM MAINTENANCE, MAXIMUM ENJOYMENT!**

**RESERVE TODAY**

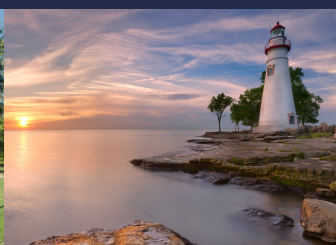
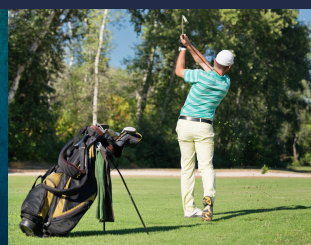
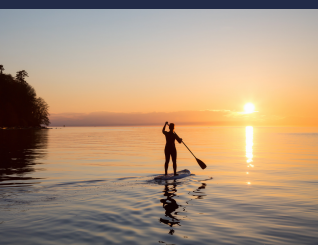






# COASTAL AMENITIES & ENJOYMENT OF ALL THINGS VACATIONLAND

Vacationland is known for its breathtaking coasts, Erie Islands, crisp waters, clean beaches, state of the art Arthur Hills Golf Course, and local attractions that bring tourists from all over the world. The Walleye Capital of the World when it comes to fishing, and one of the most prominent areas in the country for bird watching. So whether you're looking to cruise the coast in your boat, hop the ferry to the Islands, enjoy the nightlife downtown, or relax at one of our local beaches... surely Vacationland has memories waiting to be made just for you!







## SERVING THE COMMUNITY

[www.genoabank.com](http://www.genoabank.com) (800) 592-2828

AT GENOABANK, WE CARE ABOUT OUR NEIGHBORS AND OUR COMMUNITIES — and that shapes every decision we make. It's how we do business and it's what sets us apart. **Serving the community since 1902.**

GenoaBank, founded in 1902, is a locally-owned, independent community bank that provides a broad range of banking services to both business and private customers throughout Northwest Ohio. Since the time GenoaBank first opened its doors, it has continued to expand and now operates nine branches.

GenoaBank has always been driven to serve each community's financial needs and continues to provide the same friendly, personal service it has since day one.

**Taking your banking needs personally is our priority.** Your financial needs will be met with exceptional service, quick decisions, innovative products and great rates that only local ownership can deliver. GenoaBank offers experience and service that has kept customers coming back for over 120 years!

Over the past two years, our mortgage originators have closed over \$400 million in mortgage loans, helping thousands of people like you with flexibility and a special brand of financial know-how. Simply put, we make mortgages easier. Each mortgage is structured to fit your specific mortgage needs.

Being a smaller bank, we never forget you're more than our customer. You're our neighbor.

## GET A JUMPSTART ON THE LOAN PROCESS

WHAT GENOABANK WILL NEED TO GET A JUMPSTART ON YOUR LOAN PROCESS:

- 2 years tax returns
- 2 years w2s
- 2 most recent paystubs
- 2 most recent bank statements/investment statements
- Driver's License

Simply reach out to Kala with the above items, and she can immediately get you started on securing your loan. Making the process simple and seamless - every step of the way!

## KALA BRACKETT

**Mortgage Originator** | NMLS #1654054

**kbrackett@genoabank.com | (419) 855-8381 ext.1355**

Kala is experienced in helping people build their dream homes. She specializes in construction lending, and helping people transition from their current home, into their new home.

Experience is what makes GenoaBank the bank of choice in Northwest Ohio for home loans. At GenoaBank, you will never be just a name or number on a loan application. We manage every step of the mortgage process, from application to underwriting to closing, to make the process easy.

We have been financing homeownership for nearly twelve decades.  
**We can do the same for you.**



Loans subject to credit approval.







BUYING

SELLING

THE BEST  
*of the best*  
DOESN'T COST MORE  
CALL ME FOR YOUR REAL ESTATE NEEDS  
419.746.0777

PROVIDING THE LUXURY REAL ESTATE SERVICE THAT EVERYONE DESERVES! EVERY CLIENT THAT LISTS WITH RAVEN GETS FREE DRONE PHOTOGRAPHY, HIGH DEFINITION PHOTOGRAPHY, VIRTUAL MEDIA, AND ADDITIONAL LAYERS OF SOCIAL MEDIA MARKETING INCLUDED 100% OF THE TIME. WHY PAY MORE FOR LESS?

Raven Cramer  
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RAVEN-REALTY.COM | RAVEN@RAVEN-REALTY.COM  
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