

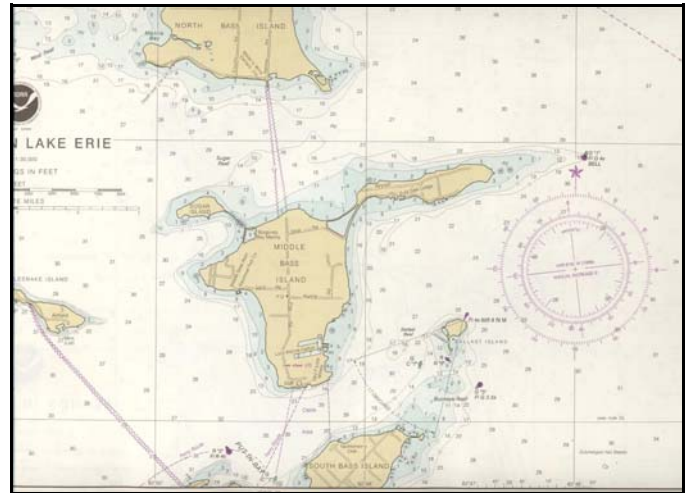
# YOUR GREAT ESCAPE IS CLOSE AT HAND!!! in an exquisite condo on Middle Bass Island

Imagine climbing into your airplane, and being able to transport your family or friends to your vacation home on a historic island — in about an hour!

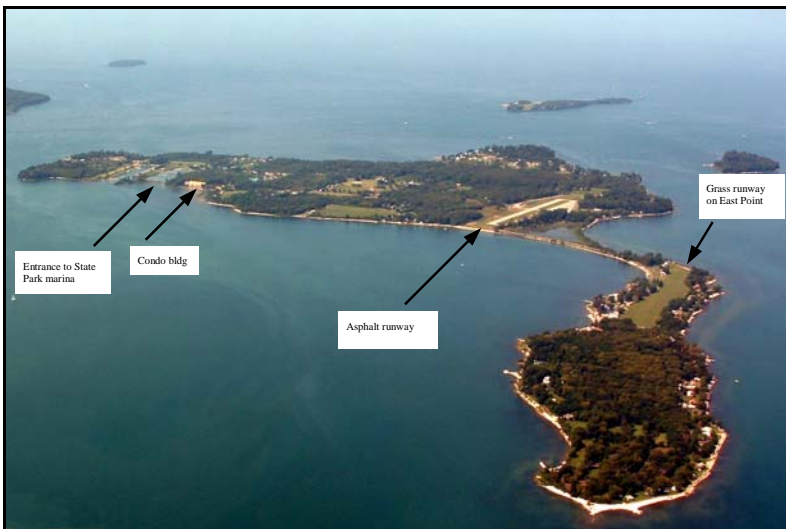
Consider calling Middle Bass Island your second home — this incredible condominium complex on the eastern shore of the island has it all—serenity, wildlife, views, and great waterfront living!

## General Information:

- Built in 2004, this 2 BR, 2 BA condo is constructed to commercial standards, with fiber cement siding, metal roof, full sprinkler system and fire alarms throughout.
- Convenient elevator service
- Easy to get to using the Miller Ferry line from Port Clinton, OH – or by private airplane (the island has an 1852' asphalt runway)
- For those who travel by private boat, the state park marina next door is now under construction – new slips are planned for summer 2009!



Accessible by air and sea!



Approaching Middle Bass from the east



New 1852' asphalt runway, 2001—Seasonal tie-downs available



Aerial view of complex on eastern shore of Middle Bass Island; our unit is on the third floor for the best views on Middle Bass!

Call Jeff for more details and to schedule a visit: 614-271-8525

**PRICE REDUCED!!!!!!!**  
**All this for ~~\$300,000~~ \$249,900**

## Our unit features:

- Spacious, 9 foot ceilings
- Solid mahogany doors throughout
- 2 bedrooms, 2 full bathrooms – all bedroom windows are on the water for a great view of the sunrise!
- Black granite countertops throughout (kitchen, 2 bathrooms)
- Stainless steel double sink in kitchen with Moen faucet
- All new range, refrigerator, dishwasher, microwave, coffee maker, washer and dryer unit
- New furniture throughout – Queen sized bed in master bedroom, two single beds in guest bedroom, nightstands, sofa, recliner, dinette with seating for four, coffee and end tables, lamps
- New ceiling fans throughout
- Central heat and air conditioning, efficient electric heat pump
- 80 gallon hot water tank
- DirecTV service
- Covered 17' balcony on the water with excellent views of Ballast Island and East Point
- All new window treatments—mini blinds, cellular shades, drapes
- Second bathroom has a walk in shower with double seating – for those who want the ease of stepping into a user-friendly shower unit. Master bathroom has shower/tub combination.
- Secure owner's closet
- Triple pane sliding glass door in living room exits onto balcony
- Ready for your next vacation – all brand new sheets, blankets, pillows, dishes, appliances, utensils; televisions, DVD/VCR unit, stereo/CD player – are all included!

