



Mark Anderson, Accredited Mortgage Professional

Anderson Financial Mortgage & Insurance
 728 St. Mary's Road
 Winnipeg, Manitoba
 R2M 3N2

Tel: 204-258-4684
 Cell: 204-782-0573
 Fax: 204-258-4689

Email: mark@andersonfinancial.ca
 Web: www.andersonfinancial.ca

Dan Vermette, Realtor

Re/Max Performance Realty
 942 St. Mary's Road
 Winnipeg, Manitoba
 R2M 3R5

Tel: 204-255-4204
 Cell: 204-227-3900
 Fax: 204-254-4011

Email: danvermette@shaw.ca
 Web: www.danvermette.com



134 Charing Cross Crescent - Winnipeg, Manitoba, MLS # 1806746



Take advantage of this River Park South home UNDER \$300K. Rare find to get this size of home with an Attached Garage and a Fully Fenced Yard. Shingles and Hot Water Tank replaced in 2014. A Large Living Room greets you as you open the door with 2 large bright windows to flood the room with light. Around the corner is a Large Dining Room area to accommodate plenty with Patio Doors to a nice Deck where you can BBQ and Relax. The functional Eat-In Kitchen offers you plenty of cupboards and counter space. A handy 2 piece Bathroom completes the Main Floor. Upstairs you will find 3 large Bedrooms with a 4 piece Bathroom with direct access from the Master Bedroom. All the appliances are included! Roughed in plumbing in the basement. Call Dan today to schedule viewing!

***5 Year Variable Rate Special*
2.41%**

Down Payment Options

	20.0%	15.0%	10.0%	Minimum**
List Price:	\$299,900	\$299,900	\$299,900	\$299,900
Down Payment:	\$59,980	\$44,985	\$29,990	\$14,995
Mortgage Amount:	\$239,920	\$254,915	\$269,910	\$284,905
Mortgage Default Insurance Premium:	\$0	\$7,138	\$8,367	\$11,396
Total Mortgage Financing:	\$239,920	\$262,053	\$278,277	\$296,301
Mortgage Payment:	\$1,064	\$1,162	\$1,234	\$1,314
Property Taxes (Estimated):	\$312	\$312	\$312	\$312
Condo Fees (If Applicable):	N/A	N/A	N/A	N/A
Heating Cost (Estimated):	N/A	N/A	N/A	N/A
Estimated Total Monthly Shelter Expense:	\$1,376	\$1,475	\$1,547	\$1,626

Estimated Legal Fees & Closing Costs average 2.00% of the purchase price of the property - which include the following: Land Transfer Tax, Legal Fees, Title Insurance, Registration Fees, Surveyor Certificate, Zoning Memorandum, Title Searches, Property Tax Adjustment, etc. Please contact your Real Estate Lawyer for further details.

The above information is based on a 25 year amortization period. *Mortgage Interest Rate and Annual Percentage Rate (APR) are the same assuming no cost of borrowing charges other than interest applies. This chart is for informational purposes only. Mortgage interest rate subject to change without notice. Certain conditions may apply. OAC, E & OE*

**5% Down Payment Program available to maximum purchase price of \$500,000.00.

10% Down Payment is required for the portion of the purchase price greater than \$500,000.00 to a maximum purchase price of \$999,999.99.

Minimum 20% Down Payment required for purchase prices of \$1,000,000.00 or greater.**