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**105-109 Swindon Way - Winnipeg, Manitoba, MLS # 1806758**



Picture perfect location overlooking Green Space! Walk in and feel the openness of a Large Living Room with a combination Dining Room area so no problems entertaining a few friends here. The Kitchen offers you plenty of cupboards and a Walk-In Pantry. Prep your meals on the updated counter tops and enjoy the easy cleaning with the recent tiled back splash. The Master Bedroom is huge and offers plenty of closet space and Patio Doors to your very private Patio Space. The Bathroom also doubles as your Laundry Room with everything hidden in the closet. If you want to get more social you have another patio area off the front entrance, a shared space with other neighbors where you can BBQ and catch up on events. BONUS installed Jan 23/2017 is a \$8500 Furnace/A/C unit with 5 year parts warranty. Enjoy the Pool on those Hot days...yes they are coming and your plug in parking stall completes this affordable package!

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

**Down Payment Options**

|   | 20.0%     | 15.0%     | 10.0%     | Minimum** |
|---|-----------|-----------|-----------|-----------|
| <b>List Price:</b>                              | \$164,900 | \$164,900 | \$164,900 | \$164,900 |
| <b>Down Payment:</b>                            | \$32,980  | \$24,735  | \$16,490  | \$8,245   |
| <b>Mortgage Amount:</b>                         | \$131,920 | \$140,165 | \$148,410 | \$156,655 |
| <b>Mortgage Default Insurance Premium:</b>      | \$0       | \$3,925   | \$4,601   | \$6,266   |
| <b>Total Mortgage Financing:</b>                | \$131,920 | \$144,090 | \$153,011 | \$162,921 |
| <b>Mortgage Payment:</b>                        | \$585     | \$639     | \$679     | \$723     |
| <b>Property Taxes (Estimated):</b>              | \$172     | \$172     | \$172     | \$172     |
| <b>Condo Fees (If Applicable):</b>              | \$276     | \$276     | \$276     | \$276     |
| <b>Heating Cost (Estimated):</b>                | N/A       | N/A       | N/A       | N/A       |
| <b>Estimated Total Monthly Shelter Expense:</b> | \$1,033   | \$1,087   | \$1,126   | \$1,170   |

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.\*\*