



Mark Anderson, Accredited Mortgage Professional

DLC - Anderson Financial Mortgage Team
 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



14 St. Joseph Boulevard, St. Malo, MLS # 1706962



ST. MALO Provincial Park Beauty! 7 years young and a mature 3/4 Acre treed lot currently backing onto an open field. If you want to come out here and play on the weekends (year round) or live here full time, the choice is yours. Nice Open Layout with Cathedral Ceilings and large bright windows greet you the moment you step inside. Enjoy 3 Bedrooms and 2 Bathrooms. Your water is supplied via a well and you have community sewer. Enjoy the walk to the Lake to swim or do some ice fishing. Feel like quadding or sledding?....Just open up the door from your insulated garage and out you go! If you've been thinking about owning a place like this....then act now!
 Call Dan Today!

**5 Year Fixed Rate Special
 2.54%**

Down Payment Options

	20.0%	15.0%	10.0%	Minimum**
List Price:	\$289,900	\$289,900	\$289,900	\$289,900
Down Payment:	\$57,980	\$43,485	\$28,990	\$14,495
Mortgage Amount:	\$231,920	\$246,415	\$260,910	\$275,405
Mortgage Default Insurance Premium:	\$0	\$6,900	\$8,088	\$11,016
Total Mortgage Financing:	\$231,920	\$253,315	\$268,998	\$286,421
Mortgage Payment:	\$1,044	\$1,140	\$1,210	\$1,289
Property Taxes (Estimated):	\$302	\$302	\$302	\$302
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:	\$1,346	\$1,442	\$1,512	\$1,591

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.**