



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

582 Main Street, St. Adolphe, MLS # 1722644



OFFERS TUESDAY, AUG. 29 @ 4PM. Custom Built, Original Owner and very well maintained, offering almost 1900 s/f with a full Basement, 4 Bedrooms + 3 Baths. A Gourmet Kitchen ('10) with an Island offering an open lay out view which is great for entertaining. The laminate flooring in the DR, LR and Kitchen are ('11). The Tyndall Stone Gas FP in the LR offers a cozy spot on those winter nights. The huge 3 Season Sunroom offers you the morning sun to have your coffee and you can use part of it as an exercise room with fresh air and a great private view of your double lot sized yard. The Deck offers you a place to BBQ with convenient gas hook-up and plenty of space for guests to watch the kids play. Shingles ('12) and plenty of updated windows along with a Geo-Thermal system installed ('09) makes this an efficient home to run. Convenient Main Floor Laundry. The Basement has a good start to it with the walls finished and another cozy Fireplace and a Bathroom. Tons of storage options-maybe a work/hobby shop?

***5 Year Variable Rate Special*
2.25%**

Down Payment Options

| | 20.0% | 15.0% | 10.0% | Minimum** |
|---|------------------|------------------|------------------|------------------|
| List Price: | \$379,900 | \$379,900 | \$379,900 | \$379,900 |
| Down Payment: | \$75,980 | \$56,985 | \$37,990 | \$18,995 |
| Mortgage Amount: | \$303,920 | \$322,915 | \$341,910 | \$360,905 |
| Mortgage Default Insurance Premium: | \$0 | \$9,042 | \$10,599 | \$14,436 |
| Total Mortgage Financing: | \$303,920 | \$331,957 | \$352,509 | \$375,341 |
| Mortgage Payment: | \$1,324 | \$1,446 | \$1,536 | \$1,635 |
| Property Taxes (Estimated): | \$396 | \$396 | \$396 | \$396 |
| 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: | \$1,720 | \$1,842 | \$1,931 | \$2,031 |

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.**