



Mark Anderson, Accredited Mortgage Professional

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17 Gosselin Place, St. Malo, MLS # 1712307



Check out this Weekend Retreat just a 5 min drive away from St. Malo Provincial Park's Beach/Lake! Or better yet, just walk over to the Scenic Rat River and throw in your tube & float down the lazy river enjoying the views. How about enjoying a cold beverage on the huge front/side decks while BBQ'ing or overlooking the Front Yard at the kids as they enjoy roasting marshmallows. Step inside & right away you will be impressed with the Open Space, Vaulted Clg and wall of windows. The Great Room literally feels like a huge Sunroom. The openness continues into the fully equipped Country Kitchen with Eating Area & Patio Doors. Convenient Laundry and 3 Pce Bath along with 3 BR's and a Large LR again with plenty of windows offering great views. A nice big Shed with an O/S garage door makes the parking of your quad, or what have you a breeze. Shared well, new 1200 gallon holding tank, wdw A/C & ceiling fans in every room are just some of the other features. Everything onsite incl with the sale.

***5 Year Variable Rate Special*
2.20%**

Down Payment Options

	20.0%	15.0%	10.0%	Minimum**
List Price:	\$129,900	\$129,900	\$129,900	\$129,900
Down Payment:	\$25,980	\$19,485	\$12,990	\$6,495
Mortgage Amount:	\$103,920	\$110,415	\$116,910	\$123,405
Mortgage Default Insurance Premium:	\$0	\$3,092	\$3,624	\$4,936
Total Mortgage Financing:	\$103,920	\$113,507	\$120,534	\$128,341
Mortgage Payment:	\$450	\$492	\$522	\$556
Property Taxes (Estimated):	\$135	\$135	\$135	\$135
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:	\$585	\$627	\$657	\$691

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.**