



**Mark Anderson, Accredited Mortgage Professional**

DLC - Anderson Financial Mortgage Team  
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**Dan Vermette, Realtor**

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**17 Cedar Crescent, Morris, MLS # 1701464**



Are you looking for something to GROW into? If so, we have the Room here. So many unique features to this Home's layout that it really makes it one of a kind! The beautiful full Brick Front with a very high roof line give it that special curb appeal. Just walk in and enjoy 17 ft sky high Ceilings making for a Grande Entrance. The formal LR greets you on the side and leads you to a spacious formal DR for those special entertaining evenings. Around the corner we have the Kitchen which provides ample cpbds and counter top space with a gas stove. There is also an Eating Area right beside that has patio doors leading to a 3 tiered Deck with a Pergola with a roof. The sunken FR provides a cozy spot to watch the game. The Master BR is also on the Main Floor with a walk in closet and 3 Pce Ensuite. A remod 2 Pce Bath & Laundry Rm finish the Main Floor. Upstairs, 3 awesome BR's await with a 4 Pce Bath. The Basement offers a warm structural wood floor, an Office, Recroom, Bedroom & Storage, everything you need. Contact Dan Vermette for more details.

**5 Year Fixed Rate Special  
2.59%**

**Down Payment Options**

	20.0%	15.0%	10.0%	Minimum**
<b>List Price:</b>	\$264,900	\$264,900	\$264,900	\$264,900
<b>Down Payment:</b>	\$52,980	\$39,735	\$26,490	\$13,245
<b>Mortgage Amount:</b>	\$211,920	\$225,165	\$238,410	\$251,655
<b>Mortgage Default Insurance Premium:</b>	\$0	\$4,053	\$5,722	\$9,060
<b>Total Mortgage Financing:</b>	\$211,920	\$229,218	\$244,132	\$260,715
<b>Mortgage Payment:</b>	\$959	\$1,037	\$1,105	\$1,180
<b>Property Taxes (Estimated):</b>	\$276	\$276	\$276	\$276
<b>Condo Fees (If Applicable):</b>	N/A	N/A	N/A	N/A
<b>Heating Cost (Estimated):</b>	N/A	N/A	N/A	N/A
<b>Estimated Total Monthly Shelter Expense:</b>	\$1,235	\$1,313	\$1,381	\$1,456

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.\*\*