



**Mark Anderson, Accredited Mortgage Professional**

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

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**46 Sheila Drive, New Bothwell, MLS # 1703710**



Want something a little different...well look at what we have here! Unique curb appeal mixes Contemporary with a Cottage Flair making it a Perfect Combo! You are greeted at the Front Door with a Big Foyer area allowing you to drop a few hockey bags with room to spare. Walk up and into the Main Floor area with 9 ft ceilings, giving you the feeling of a much larger open space. The Kitchen and Island will be your main focal point when you entertain in your lovely open layout, encompassing the Great Room and the Eating Area. Patio Doors lead you to a large BBQ ready Deck with West exposure and currently overlooking open space! The Master Bedroom with a great 2 piece Ensuite and His & Hers closets and a 2nd Bedroom along with a 4 piece Bathroom on the Main Floor completes the package. The Basement allows you to design what ever will suit you the best with Large Windows providing lots of natural sunlight. New Bothwell offers the best Cheese in the world and all the amenities for your every day needs. 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>	\$279,900	\$279,900	\$279,900	\$279,900
<b>Down Payment:</b>	\$55,980	\$41,985	\$27,990	\$13,995
<b>Mortgage Amount:</b>	\$223,920	\$237,915	\$251,910	\$265,905
<b>Mortgage Default Insurance Premium:</b>	\$0	\$4,282	\$6,046	\$9,573
<b>Total Mortgage Financing:</b>	\$223,920	\$242,197	\$257,956	\$275,478
<b>Mortgage Payment:</b>	\$1,013	\$1,096	\$1,167	\$1,246
<b>Property Taxes (Estimated):</b>	\$292	\$292	\$292	\$292
<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>	\$1,305	\$1,387	\$1,459	\$1,538

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.\*\*