



Mark Anderson, Accredited Mortgage Professional

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70 Plaza Drive, Winnipeg, MLS # 1705587



Best Unit in the building right here! Gorgeous Hardwoods installed in 2016 along with Vinyl in the Bathrooms. Beautiful Kitchen with soft close drawers and it comes fully equipped with 4 Appliances. The wide open concept of the Dining Room, Living Room and Kitchen makes this place feel very large. The Patio door leads you to a good sized Balcony to enjoy the fresh air. A generous sized Master Bedroom offers a 3 Piece Ensuite and lots of closet space. The other 2 Bedrooms are a very good size with a French Door offered on one of them which makes it great for a Den. The Storage Room is massive so its a great place to store your seasonal stuff. The Washer & Dryer are neatly tucked away in a closet and 2 A/C units are supplied. Unit has been recently painted and some faucets have been upgraded as well. This place is move in ready and the complex offers a squash/racquet ball court, indoor pool and pool table / entertainment room....what else could you ask for?

**5 Year Fixed Rate Special
2.54%**

Down Payment Options

	20.0%	15.0%	10.0%	Minimum**
List Price:	\$219,900	\$219,900	\$219,900	\$219,900
Down Payment:	\$43,980	\$32,985	\$21,990	\$10,995
Mortgage Amount:	\$175,920	\$186,915	\$197,910	\$208,905
Mortgage Default Insurance Premium:	\$0	\$5,234	\$6,135	\$8,309
Total Mortgage Financing:	\$175,920	\$192,149	\$204,045	\$217,214
Mortgage Payment:	\$792	\$865	\$918	\$977
Property Taxes (Estimated):	\$229	\$229	\$229	\$229
Condo Fees (If Applicable):	\$527	\$527	\$527	\$527
Heating Cost (Estimated):	N/A	N/A	N/A	N/A
Estimated Total Monthly Shelter Expense:	\$1,548	\$1,621	\$1,674	\$1,733

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.**