



**Mark Anderson, Accredited Mortgage Professional**

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**1335 Fraser Road, Winnipeg, MLS # 1725332**



This property offers it all-City convenience with a Country feel! Facing south you see nothing but open spaces and if you ski-doo or quad, your freedom & groomed trail awaits just over the floodway. Your 30 x 42 Shop includes a sturdy steel exterior & interior with in floor heat, 200 amp service + hot/cold water. Store your toys or are you self-employed & need a place to work or park equipment-how about adding a mezzanine to add more storage/office/TV & couches to hang out with the guys after riding? Now for the House-Enter this 2011 built beauty and enjoy a wide open entertaining space including the Chef's Kitchen with granite counters, gas stove, walk-in pantry, a large Eating Area leading to a covered deck & a Great Room with a cozy Hi-Eff FP. 3 BR's and 2 baths are also on the Main Floor + a Breezeway w/in floor heat & tons of room for hockey bags, leading to a great insul Triple Garage. The Bsmt has ICF foundation with 9 ft ceilings, an office, plmbg for bathrm, and tons of room for your Recrm needs.

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

**Down Payment Options**

	20.0%	15.0%	10.0%	Minimum**
<b>List Price:</b>	\$619,900	\$619,900	\$619,900	\$619,900
<b>Down Payment:</b>	\$123,980	\$92,985	\$61,990	\$36,990
<b>Mortgage Amount:</b>	\$495,920	\$526,915	\$557,910	\$582,910
<b>Mortgage Default Insurance Premium:</b>	\$0	\$14,754	\$17,295	\$23,316
<b>Total Mortgage Financing:</b>	\$495,920	\$541,669	\$575,205	\$606,226
<b>Mortgage Payment:</b>	\$2,160	\$2,360	\$2,506	\$2,641
<b>Property Taxes (Estimated):</b>	\$646	\$646	\$646	\$646
<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>	\$2,806	\$3,005	\$3,151	\$3,287

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.\*\*