

Feature Home



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1% of Net Real Estate Proceeds Donated to The Kidney Foundation



Central Location Spacious Townhome 6 1108 Riverside Close \$455,455

Beautiful 8 year young townhome! Excellent central location. Spacious, open concept plan with modern finishing. What more could you ask for! This 4bed/4bath 2160sqft end unit home shows very well and is in excellent condition. A must see! Main: maple floors, living rm w/gas F/P, granite counters, island w/breakfast bar, B/I buffet, large family rm, eating area & access to a fenced yard from a cedar deck; perfect for BBQs. Up: larger master, huge walk-in & ensuite w/soaker & shower. Spacious 2nd & 3rd rooms, 4pc bath & a loft/den-great office. Down: 4th bed, 3pc & large rec rm with F/P & yard access complete this package. Lots of storage & bonus 2 car garage. Close to: schools, shopping & rec. Act Now!

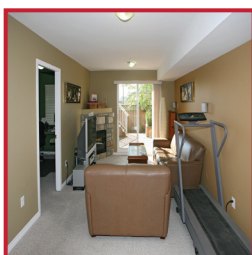
Property Highlights

- Close to all amenities
- 2160 sqft, 4 bed/4 bath
- Double Car Garage
- Private fenced yard
- Excellent Condition



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Mortgage Information

Price:	\$455,455	5%	10%	20%
Min. Down Payment Required	\$22,772.75	\$45,545.50	\$91,091.00	
First Mortgage	\$432,682.25	\$409,909.50	\$364,364.00	
Insurance Premium	\$13,629.49	\$9,837.83	n/a	
Total Mortgage	\$446,311.74	\$419,747.33	\$364,364.00	
Monthly Mortgage Payment	\$2,100.71	\$1,975.68	\$1,715.00	
Total Monthly Payments**	\$2,314.38	\$2,189.34	\$1,928.67	
Combined Income Required****	\$89,601.71	\$84,912.93	\$75,137.44	

Based on a Conventional Rate of 4.50 & 35 year amortization*

* Rates subject to change without notice

** Includes: estimated yearly property taxes, Principle & Interest

*** Subject to approved credit and income verification

Mortgage Needs

For Your Mortgage Needs Contact:

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