



1.9% on a 3 Year Term*
2.4% on a 5 Year Term*

\$875,000 - 10% Down + 3.1% CMHC Fee = **Total Loan \$811,913**

Payment	Suite Income	Monthly Payment
1.9% 3yr = \$3,399	\$1,450	\$1,949

Reduced Payments	Posted Rates	SAVINGS
1.9% 3yr	3.79% 3yr	
\$3,399	\$4,179	\$780 x 12mths x 3yrs = \$28,080
Principal Due \$733,503	\$749,722	\$16,219

TOTAL SAVINGS FOR 3YRS \$44,299

Payment	Suite Income	Monthly Payment
2.4% 5yr = \$3,597	\$1,450	\$2,174

Reduced Payments	Posted Rates	SAVINGS
2.4% 5yr	3.94% 5yr	
\$3,597	\$4,244	\$647 x 12mths x 5yrs = \$38,820
Principal Due \$685,797	\$706,061	\$20,264

TOTAL SAVINGS FOR 5 YRS \$59,084



**WES* & LORI
STEWART**

* WES STEWART PERSONAL REAL ESTATE CORPORATION

*Buyers required to qualify through Summerland Credit Union

8738 PALMER PLACE, SUMMERLAND

WWW.STEWARTGROUPREALTY.CA/8738PALMER

\$875,000

*PRICE INCLUDES GST



Address: 8738 Palmer Pl	Unit:	MLS@: 176099	Current Price \$875,000		
Area: Summerland	PC: VOH 122	Status: ACTIVE	Sale Price		
Sub Area: SU Main Town		Taxes: \$1,488	For Year: 2018		
Type: Single Family		Zoning: RSD2			
Frontage:	Acres: 0.24	Construction: Basement-Concrete, Basement-Preserved Wood, Frame			
Depth:	Sqft: 10,540	Exterior: Fiber Cement Siding			
Bedrooms: 7		Roof: Asphalt Shingle	Sale Date:		
Bathrooms: 4		Foundation: Yes CONCRETE	Possession:		
Ensuite: 1		Basement: Full	Title: Freehold		
Age:		Bsmt Dev.: Fully Finished	Bare Land Strata Fee		
Year Built: 2018		Fireplaces: Gas			
Storeys: One and a Half		Fin. FP: 1	R/I FP:		
Fuel: Natural Gas		Remodeled: No			
Heat: Forced air		Water: Municipal			
		Sewer: Connected			
Room Sizes rounded to nearest ft Fin. Floor Area: 3,241 Unfin. Area:		Parking: Addl Parking Avail, Open, Single garage Covered: 1 Garage Size: 314			
Floors	Bsmt	Main	Above	Below	PID Number: 029-800-7
Total SqFt		1,468		1,773	Legal Desc: LT 12 DL 2195 ODYD PL EPP41285
Living Room		20'3x16'7		13'4x11'2	Equip Available: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove, Underground Irrigation, Washer
Kitchen		20'3x12			Site Infl.: Landscaped, Mountain View, No Thru Road, Quiet Area, School Nearby
Master		16'1x13'8			Mortgage Info: Must be Paid Off
Bedroom		12'6x11'2			Restrictions: Covenant/Easements
Bedroom					Restrictions Notes:
Bedroom					Contingency: N
Bedroom					
Bedroom					
Bedroom					
Rec Room					
Utility Rm					
Storage		6'3x4'6			
Bathroom		4pc		4pc	
Bathroom		2pc			
Ensuite		4pc			
<p>Beautiful 5 bedroom new home plus a 2 bedroom suite with amazing financing options that have been secured, own this home with net payments of \$1949 mo with 10% downpayment. The seller has secured interests rates of 1.9% on a 3 year term, or 2.4% on a 5 year term from a local credit union, and the suite is currently rented at \$1450/month on a two year lease leaving mortgage payments of less that \$2000 for qualified buyers - this is an incredible opportunity to own a brand new home. Quality throughout with engineered hardwood floors, quartz counters, solid wood cabinets, upgraded carpet and all secured with a 2/5/10 new home warranty. Beautiful views from the large deck, a tiered yard providing lots room to run around. Located under majestic Giant's Head Mountain, close proximity to the Unisus International School and no shortage of hiking trails out your back door. Take advantage of almost 60K in savings using the reduced interest rates being offered, call for details, GST included</p>					
Listing Office: Royal LePage Locations West			Selling Office:		