



**\$254,900**

266 NE Surfside Avenue, Port Saint Lucie, FL 34983



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Pristine, newer CBS 3/2/2 ocean-access beauty w/ expansive permitted dock and boat-lift. Home features upgraded landscaping front and rear, diagonal-laid tile thru main areas of home and hi-end faux wood floors in bedrooms. Granite kitchen looking out to patio and water. Paver-tiled screened patio provides views of quality deck and wide water. ROOM FOR A POOL-ask your agent for pool layout in MLS (Water/sewer assessment already paid-in-full.) Home shows pride of ownership. One-owner home.

Financing Notes	CONV Fixed Rate	VA Fixed Rate	FHA REG Fixed Rate
Sales Price	\$254,900	\$254,900	\$254,900
% Down	20.00%	0.00%	3.50%
First Loan	\$203,920	\$260,380	\$250,281
Term	30 Years	30 Years	30 Years
Rate	4.000%	3.500%	3.500%
APR*	4.070%	3.748%	4.221%

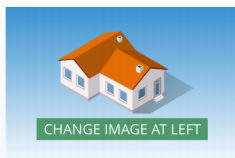
CASH TO CLOSE			
Down Payment	\$50,980	\$0	\$8,923
Closing Costs	\$3,151	\$2,676	\$3,593
Prepays/Impounds	\$3,359	\$3,398	\$3,383
<b>Total \$ Required</b>	<b>\$57,490</b>	<b>\$6,074</b>	<b>\$15,899</b>

HOUSING EXPENSE			
First Loan P & I	\$974	\$1,169	\$1,124
Taxes, Ins & MI	\$508	\$508	\$621
<b>Total Monthly Pmt</b>	<b>\$1,482</b>	<b>\$1,677</b>	<b>\$1,745</b>

\*APR = Annual Percentage Rate



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