

Our Feature Home

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



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HAFEZ PANJU
TRUST THE VALUE

Beautifully Renovated, Mountain Views!
557 Carlsen Pl, Port Moody **\$374,800**

Property Highlights



Gorgeous Mountain Views
Many updates - floors,
bathrooms, paint, kitchen
Excellent Central Location
Desirable Eagle Point Complex
Large Private Yard

Beautifully updated town home in desirable Eagle Point complex. One of a few units with gorgeous mountain views & glimpses of snow-topped Baker. Enjoy East to West exposure from two decks. This 3bed/3bath/3level, 1500+sqft home offers access to a covered patio & a large private yard from the bright walk-out basement. Updates: freshly painted, hardwood/tile flooring, crown molding & updated powder rm on the main level. Masterbed w/bamboo floors & completely redone ensuite, two bedrooms w/ laminate & tiled bath w/ new vanity, toilet & fixtures complete upstairs. A fully finished basement can be a perfect family rm. Location can't be beat: walk to schools, recreation, Newport Village, Rocky Point & more. Act Now!

For more pics & tours visit www.hafezrealty.com.



Royal LePage Coronation West
2185 Austin Ave, Coquitlam, BC V3K 3R9

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Feature Home Images



Mortgage Information

Home Stats

Price: \$374,800	5%	10%	20%
Min. Down Payment Required	\$18,740.00	\$37,480.00	\$74,960.00
First Mortgage	\$356,060.00	\$337,320.00	\$299,840.00
Insurance Premium	\$11,215.89	\$8,095.68	n/a
Total Mortgage	\$367,275.89	\$345,415.68	\$299,840.00
Monthly Mortgage Payment	\$1,728.70	\$1,625.81	\$1,411.30
Total Monthly Payments**	\$1,887.04	\$1,784.15	\$1,569.63
Combined Income Required***	\$73,576.41	\$69,717.95	\$61,673.57

Price:	\$374,800
Bedrooms:	3
Bathrooms	3
Square Ft.	1,539
Age:	30
Gross Tax:	\$1837.35
Strata Fee:	\$238.35

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 approval

All Mortgage Needs Contact:

DIANA ZITKO

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