

Our Feature Home

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



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HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

Desirable Central Location
11791 71A Ave.
Delta, Sunshine Hills Woods

\$538,800

Property Highlights

Shows Very Well
Renovated Home
5 Bed, 2 Bath, 2,304 sqft.
Fully Fenced Yard
7035sqft Corner lot
Bonus: Mortgage Helper



Well cared for and renovated home located in desirable Sunshine Hills Woods neighborhood. This 5bed/2bath/2304sqft home on a 7035sqft corner lot offers a spacious open layout with laminate floors throughout, tons of light & fully fenced yard; perfect for all ages. Top level features a large living & dining area, updated kitchen w/eating nook, 3 well sized bedrooms & direct access to brand new massive 20X20 deck. Downstairs offers 1 room for upstairs living and a spacious, bright, above ground self-contained suite; perfect mortgage helper. Benefit from the large storage shed/garage, plenty of side & front parking & a level easy to manage yard. The location can't be beat: close to shopping, transit, parks, recreation & schools. Act Now.



Royal LePage West Real Estate Services
2185 Austin Ave, Coquitlam, BC V3K 3R9

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Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$538,800	5%	10%	20%
Min. Down Payment Required	\$26,940.00	\$53,880.00	\$107,760.00
First Mortgage	\$511,860.00	\$484,920.00	\$431,040.00
Insurance Premium	\$14,076.15	\$9,698.40	n/a
Total Mortgage	\$525,936.15	\$494,618.40	\$431,040.00
Monthly Mortgage Payment	\$2,625.84	\$2,469.48	\$2,152.05
Total Monthly Payments**	\$2,870.02	\$2,713.66	\$2,396.23
Combined Income Required***	\$110,438.09	\$104,574.58	\$92,671.03

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

Meridian West Coast Mortgages

T (604) 937 8888 / F (604) 937 7283

DianaZitko@westcoastmortgages.ca

www.westcoastmortgages.ca

Price: \$538,800

Bedrooms: 5

Bathrooms: 2

Square Ft. 2304

Age: 42

Gross Tax: \$2930.07 (2013)

Lot Size: 7035 sqft.



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