



Mortgage Information

Price: \$598,800	5%	10%	20%
Min. Down Payment Required	\$29,940.00	\$59,880.00	\$119,760.00
First Mortgage	\$568,860.00	\$538,920.00	\$479,040.00
Insurance Premium	\$16,781.37	\$11,856.24	n/a
Total Mortgage	\$585,641.37	\$550,776.24	\$479,040.00
Monthly Mortgage Payment	\$3,125.51	\$2,939.44	\$2,556.59
Total Monthly Payments**	\$3,292.23	\$3,106.16	\$2,723.31
Combined Income Required***	\$126,271.25	\$119,293.55	\$104,936.69

Based on a Conventional Rate of 3.0 & 30 Year Amortization / \* Rates subject to change without notice  
\*\* Includes: estimated yearly property taxes, Principle & Interest / \*\*\* Subject to approval

All Your Mortgage Needs Contact:

**MICHAEL HALLET**  
Dominion Lending  
T (604) 616-2266

michael@hallettmortgage.com  
[www.hallettmortgage.ca](http://www.hallettmortgage.ca)



Royal LePage West Real Estate Services  
2185 Austin Ave, Coquitlam, BC V3K 2Y5  
T 604 939 6666 F 604 909 2666

Home Stats

Price:	\$598,800
Bedrooms:	2
Bathrooms	2
Square Ft.	849sqft.
Age:	19
Gross Tax:	\$1,570.22 (2023)
Strata Fee:	\$408.61

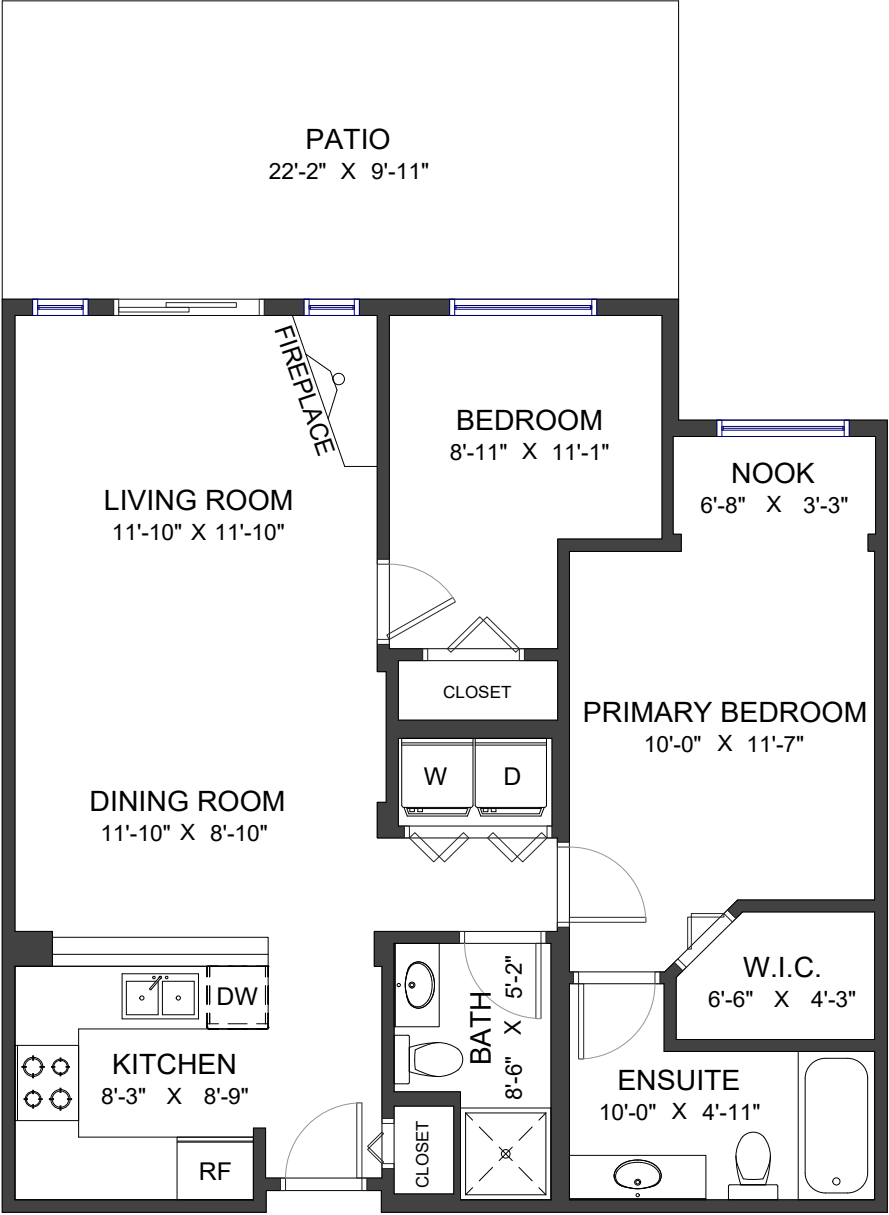


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[WWW.LIVEATSIMONFRASER.COM](http://WWW.LIVEATSIMONFRASER.COM)



313 9319 University Crescent  
Burnaby, BC

LIVING AREA	849 SF
PATIO	219 SF
CEILING HEIGHT	8'



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

604 377 3689

hafez@hafezrealty.com

HP

HAFEZ PANJU

PERSONAL REAL ESTATE CORPORATION

LIVEATSIMONFRASER.COM

Our Feature Home

Live at Simon Fraser

**Large Outdoor Space**

313 9319 University Crescent  
Burnaby, Simon Fraser University

\$598,800

Property Highlights



- Green Space Backing
- Partially Covered Patio
- Functional Layout
- 1 Parking & Locker
- 2 Bed, 2 Bath, 849sqft

OutdoorloverALERT!!!Hugesemi-privatepatiowith direct access to your suite; perfect for gardeners & pet owners alike. This 2bed/2bath/849sqft home will not disappoint. Features: laminate flooring throughout, open concept plan, kitchen w/plenty of cupboard & counter space, breakfast bar, SS apps, gas stove & a cozy gas F/P. The large primary bed has nook space, ensuite w/soaker & walk-in closet. Benefit from a well sized 2nd bed. Located in Harmony, a rental & pet friendly complex w/rec facilities. Close to all amenities: transit, shopping, indoor/outdoor recreation and a host of perks available only to UniverCity residents. Do not miss your chance to enjoy living in this great lifestyle neighborhood! Act now!



Valid Until: April 3, 2025

All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured. Total square footage might be kept consistent with strata plan. It might include unfinished area.