

Our Feature Home

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



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HAFEZ PANJU
TRUST THE VALUE

Executive Town home **\$568,455**
26 7695 St Albans Rd, Richmond

Property Highlights



Gated Complex
Huge Master
South Facing Private Yard
3 Beds and 3 Full Baths
Spacious Room Sizes

Meticulous executive style town home in desirable gated Bristol Gardens complex. This south facing 3 bed/3FULL bath 1971sqft home shows extremely well offering excellent room separation & strikes a balance of open & traditional layouts. Main: vaulted ceiling & skylight, spacious layout w/large living & dining rms, kitchen w/nook, 1 generous bed & bath, radiant heat, & access to a patio/garden; perfect for BBQs. Upstairs: 2nd bed, convenient loft & enormous master bed complete with his/her walk-ins, spa inspired bath w/separate soaker & a private balcony. Close to transit, rec, shopping & schools. Proactive strata, 2 car garage & plenty of storage complement this home. What more could you ask for? Don't miss this one. Act now!

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



Royal LePage Coronation West
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Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$568,455	5%	10%	20%
Min. Down Payment Required	\$28,422.75	\$56,845.50	\$113,691.00
First Mortgage	\$540,032.25	\$511,609.50	\$454,764.00
Insurance Premium	\$17,011.02	\$12,278.63	n/a
Total Mortgage	\$557,043.27	\$523,888.13	\$454,764.00
Monthly Mortgage Payment	\$2,621.91	\$2,465.85	\$2,140.50
Total Monthly Payments**	\$2,809.16	\$2,653.10	\$2,327.75
Combined Income Required***	\$108,155.87	\$102,303.79	\$102,303.79

Price: \$568,455

Bedrooms: 3

Bathrooms: 3

Square Ft. 1,975

Age: 20

Gross Tax: \$2,247

Strata Fee: \$223.81

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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