

# Our Feature Home

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



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**HAFEZ PANJU**  
TRUST THE VALUE

Excellent Central Location **\$524,800**  
45 2990 Panoraman, Coquitlam, BC

## Property Highlights



Excellent Central Location  
Detached Style Living  
Laminate Floors & Granite  
Counters  
Private Yard

Beautiful town home in desirable Westbrook Village. The location can't be beat! This 3bed/3bath/3level home is spacious, bright & shows very well. Perfect for a growing family or downsizing couple. Main features: large living rm, separate family rm w/ gas FP, kitchen w/granite counters, oak cabinets & eating area, & access to a private patio w/green space. Enjoy the large master with: walk-in, ensuite w/soaker, tub & views of Mt. Baker. Two spacious rooms & laundry finish the top floor. A huge open rec room, tons of storage & access to a 2 car garage complete the basement. Close to all levels of schools, Coquitlam Centre, WestCoast Express, easy access to Downtown & all sorts of indoor/outdoor fun. Act Now!

For more pics & tours visit [www.hafezrealty.com](http://www.hafezrealty.com).



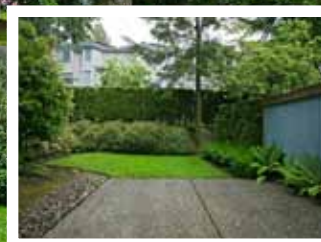
Royal LePage Coronation West  
2185 Austin Ave, Coquitlam, BC V3K 3R9

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# Our Feature Home

## Feature Home Images



## Mortgage Information

## Home Stats

Price: \$524,800	5%	10%	20%
Min. Down Payment Required	\$26,240.00	\$52,480.00	\$104,960.00
First Mortgage	\$498,560.00	\$472,320.00	\$419,840.00
Insurance Premium	\$15,704.64	\$11,335.68	n/a
Total Mortgage	\$514,264.64	\$483,655.68	\$419,840.00
Monthly Mortgage Payment	\$2,420.55	\$2,276.48	\$1,976.11
Total Monthly Payments**	\$2,662.22	\$2,518.15	\$2,217.78
Combined Income Required***	\$102,645.81	\$97,243.14	\$85,979.29

Price: \$524,800

Bedrooms: 3

Bathrooms: 3

Square Ft. 2,277

Age: 17

Gross Tax: \$2,825.54

Strata Fee: \$262.49

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

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