

# Our Feature Home

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



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**HAFEZ PANJU**  
TRUST THE VALUE

*Beautifully Updated  
636 Lost Lake, Coquitlam*

**\$598,455**

*Property  
Highlights*



Desirable Riverview Heights  
Private fenced yard with  
covered patio  
Walking distance to Mundy  
Park, all levels of schools &  
transit

Beautifully updated home in sought-after family oriented Riverview Heights. Enjoy entertaining from a West exposed private landscaped fenced yard. This 3bed/3bath home shows extremely well & will not disappoint! Top to bottom, inside & out updates abound. Sunken living rm, spacious kitchen w/ SS apps, loads of counter/cupboard space, eating area, French drs to dining rm & access to a huge covered patio. The large master offers brand new 3 pc ensuite. 2 well-sized rooms & renovated main bath complete the top floor. Designer paints, newer flooring & fixtures, 2 gas F/Ps, lrg dble garage, 4yr young roof; & much more. Close: all levels of schools, transit, Mundy Park, shopping & rec. Don't miss out.



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

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# Our Feature Home

## Feature Homes Images



## Mortgage Information

## Home Stats

Price: \$598,455	5%	10%	20%
Min. Down Payment Required	\$29,922.75	\$59,845.50	\$119,691.00
First Mortgage	\$568,532.25	\$538,609.50	\$478,764.00
Insurance Premium	\$17,908.77	\$12,926.63	n/a
Total Mortgage	\$586,441.02	\$551,536.13	\$478,764.00
Monthly Mortgage Payment	\$2,760.28	\$2,595.99	\$2,253.46
Total Monthly Payments**	\$3,005.86	\$2,887.31	\$2,499.04
Combined Income Required***	\$115,532.25	\$109,371.32	\$96,526.60

Price: \$598,455

Bedrooms: 3

Bathrooms: 3

Square Ft. 1,765

Age: 24

Gross Tax: \$2,947

Lot Size: 4,223

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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