



604 377 3689
hafez@hafezrealty.com



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
LIVEATSIMONFRASER.COM

Breathtaking 180degree Views \$548,800
1002 - 9232 University Cr.

Property Highlights



Penthouse Unit
Stunning Views
1141 SqFt, 2bed + den/2bath
Private 1100sqft Rooftop Deck
Modern Open Concept Layout
1 Parking and Storage

Absolutely Gorgeous! One of UniverCity's finest homes. An elegant penthouse offering an amazing 1100sqft rooftop deck & breathtaking 180degree views of lush forests, mountain tops, water courses & City lights that rival any part of Vancouver. This 1141sqft, 2bed+den, 2bath unit will exceed your expectations. Located in Novo II, a concrete building found in UniverCity; Vancouver's premier lifestyle neighborhood. Features: Brazilian cherry floors, SS apps, granite counters, open layout, breakfast bar, spacious master w/3pc ensuite, well sized 2nd bed & den & storage. Close to: transit, shopping, indoor/outdoor rec. & a host of perks available only to UniverCity residents. Do not miss this one. Act Now!

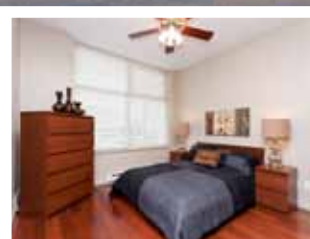


Royal LePage Coronation West
2185 Austin Ave, Coquitlam, BC V3K 3R9

T 604 939 6666 F 604 909 2666
WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM

Our Feature Home

Feature Home Images



Mortgage Information

Home Stats

Price: \$548,800	5%	10%	20%
Min. Down Payment Required	\$27,440.00	\$54,880.00	\$109,760.00
First Mortgage	\$521,360.00	\$493,920.00	\$439,040.00
Insurance Premium	\$16,422.84	\$11,854.08	n/a
Total Mortgage	\$537,782.84	\$505,774.08	\$439,040.00
Monthly Mortgage Payment	\$2,531.25	\$2,380.59	\$2,066.49
Total Monthly Payments**	\$2,762.25	\$2,611.59	\$2,297.49
Combined Income Required***	\$106,396.91	\$100,747.17	\$88,968.20

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: \$548,800

Bedrooms: 2+ Den

Bathrooms: 2

Square Ft. 1141

Age: 5

Gross Tax: \$2772 (2010)

Strata Fee: \$375.00



Royal LePage Coronation West
2185 Austin Ave, Coquitlam, BC V3K 2Y5

T 604 939 6666 F 604 909 2666
WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM