

# Our Feature Home

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



604 377 3689  
hafez@hafezrealty.com



**HAFEZ PANJU**  
PERSONAL REAL ESTATE CORPORATION  
TRUST THE VALUE

*Breath Taking Views*  
*3009 Spuraway Ave. Coquitlam*

**\$874,800**

*Property Highlights*



Rare Opportunity  
3284sqft, 5 Beds & 3 Baths  
15,000+sqft lot, Flat Yard  
Bonus: 700sqft Garage  
RV Parking

AMAZING! The only way to describe this rare opportunity. Enjoy breathtaking views from this 3200+sqft/effective15yr/2lvl/5bed+den/3bath home on a 15000+sqft lot w/flat fenced yard. Main level: lrg kitchen w/island, living rm w/vaulted ceiling & stone gas F/P, huge deck that spans the home, master bed w/4pc ensuite & walk-in closet, 2 well sized rms & laundry rm complete this floor. Down: bright walk-out updated basement w/2rms, full bath, stone gas F/P, separate entrance & suite ready. And the BONUS: 700sqft, 20' ceiling garage with plenty of space for work shop and cars. All this: new furnace, heat pump, H/W tank, 14 yr young roof, re-done drain tile & fully landscaped. A Must See.



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

T 604 939 6666 F 604 909 2666  
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# Our Feature Home

## Feature Homes Images



## Mortgage Information

## Home Stats

Price: \$874,800	5%	10%	20%
Min. Down Payment Required	\$43,740.00	\$87,480.00	\$174,960.00
First Mortgage	\$831,060.00	\$787,320.00	\$699,840.00
Insurance Premium	\$22,854.15	\$15,746.40	n/a
Total Mortgage	\$853,914.15	\$803,066.40	\$699,840.00
Monthly Mortgage Payment	\$4,726.18	\$4,444.76	\$3,873.43
Total Monthly Payments**	\$5,120.02	\$4,838.59	\$4,267.26
Combined Income Required***	\$194,813.15	\$184,259.57	\$162,834.69

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: \$874,800

Bedrooms: 5

Bathrooms: 3

Square Ft. 3,284

Age: 51

Gross Tax: \$4605 (2012)

Lot Size 15,200



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