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**HAFEZ PANJU**  
PERSONAL REAL ESTATE CORPORATION  
LIVEATSIMONFRASER.COM

*Fabulous Outdoor Space*  
*217 9339 University Cr.*  
*Burnaby, Simon Fraser University*

**\$314,800**

*Property Highlights*



- Large Semi-Covered Patio
- Freshly Painted Throughout
- Open Concept Floor Plan
- Fabulous Patio & Outdoor Space
- 835SqFt, 2Bed/2Bath

Outdoor lover ALERT!!! Huge semi-private outdoor patio; perfect for gardeners & pet owners alike. Enjoy peaceful & serene water fountain sounds from this bright 2bed/2bath/835sqf. You will not be disappointed. Features: freshly painted throughout, open concept plan, SS apps w/gas stove, gas F/P & 1 parking. Excellent sized master w/nook, ensuite with soaker & walk-in closet & a well sized 2nd bed complete this home. Located in The Harmony, a rental & pet friendly complex w/balance of a 2-5-10 yr warranty & rec facilities. Close to all amenities: transit, shopping, indoor/outdoor recreation and a host of perks available only to UniverCity residences. Don't miss your chance to not only live in an area but enjoy living a great lifestyle.



# Our Feature Home

## Feature Home Images



## Mortgage Information

## Home Stats

Price: <b>\$314,800</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>
Min. Down Payment Required	\$15,740.00	\$31,480.00	\$62,960.00
First Mortgage	\$299,060.00	\$283,320.00	\$251,840.00
Insurance Premium	\$8,224.15	\$5,666.40	n/a
Total Mortgage	\$307,284.15	\$288,986.40	\$251,840.00
Monthly Mortgage Payment	\$1,700.73	\$1,599.46	\$1,393.87
Total Monthly Payments**	\$1,856.75	\$1,755.48	\$1,549.89
Combined Income Required***	\$72,440.80	\$68,643.06	\$60,933.24

Price:	\$314,800
Bedrooms:	2
Bathrooms:	2
Square Ft.:	835
Age:	8
Gross Tax:	\$1,872.24 (2012)
Strata Fee:	\$231.69

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:

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