

Our Feature Home

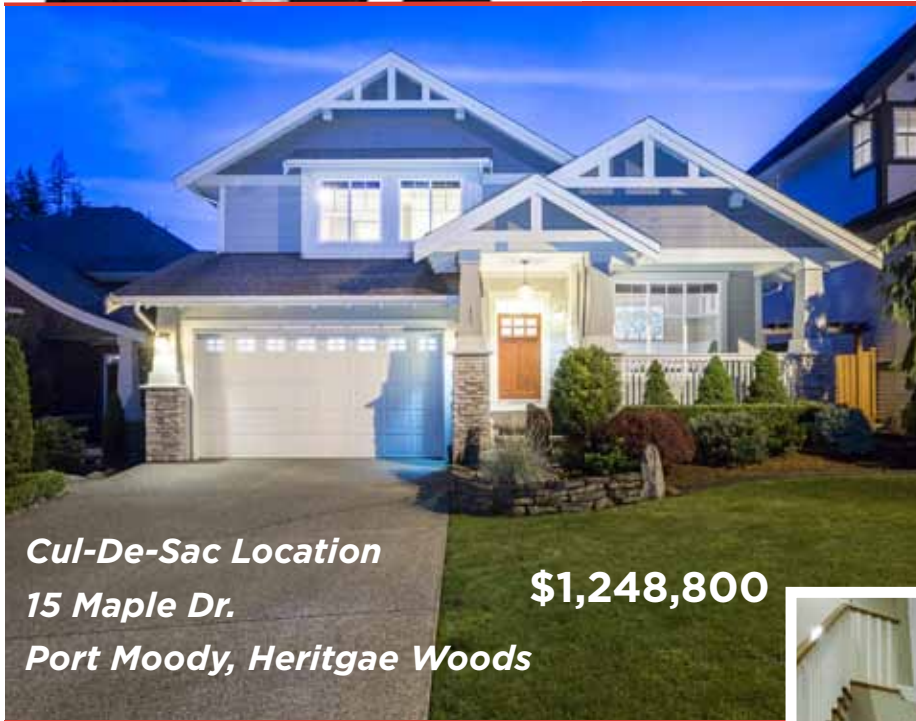
1% of Net Real Estate Proceeds Donated to *The Kidney Foundation*



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HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE



Cul-De-Sac Location

15 Maple Dr.

Port Moody, Heritgae Woods

\$1,248,800

Property Highlights

August Views Su-b-Division

Great Room Layout

Many Updates Throughout

Gorgeous cedar covered deck

Bonus: Covered hot-tub w/TV

3+Bed, 4 Bath, 3986 sqft.

Absolutely Stunning! Heritage Woods: August Views home in level cul-de-sac on 6286sqft manicured private oasis lot. A must see. This 3+bed/4bath/3986sqf home has been updated with only upscale finishing. Main: great-room, hardwood floors, slate foyer, crown molding & kitchen w/large island, quartz counters, maple cabinets & SS apps. Entertain year round on the gorgeous deck w/cedar cover. Upstairs: huge master w/walk-in, F/P & spa inspired ensuite plus 2 spacious rooms & open flex space. Down: large rec rm, separate kitchen & well-appointed theater area offer all a media buff needs! Bonus: hi-eff furnace, heat pump, irrigation system, covered hot-tub w/TV, a true 2 car garage & more. Your wait is over!



Royal LePage West Real Estate Services
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Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$1,248,800	5%	10%	20%
Min. Down Payment Required	\$62,440.00	\$124,880.00	\$249,760.00
First Mortgage	\$1,186,360.00	\$1,123,920.00	\$999,040.00
Insurance Premium	\$32,624.90	\$22,478.40	n/a
Total Mortgage	\$1,218,984.90	\$1,146,398.40	\$999,040.00
Monthly Mortgage Payment	\$6,086.03	\$5,723.63	\$4,987.91
Total Monthly Payments**	\$6,582.47	\$6,220.07	\$5,484.35
Combined Income Required***	\$249,655.15	\$236,065.05	\$208,475.67

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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Price: \$1,248,800

Bedrooms: 3+

Bathrooms: 4

Square Ft. 3986

Age: 9

Gross Tax: \$5957.29 (2013)

Lot Size: 6286 sqft.



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