



Mortgage Information

Price: \$1,949,900	5%	10%	20%
Min. Down Payment Required	\$97,495.00	\$194,990.00	\$389,980.00
First Mortgage	\$1,852,405.00	\$1,754,910.00	\$1,559,920.00
Insurance Premium	\$54,645.95	\$38,608.02	n/a
Total Mortgage	\$1,907,050.95	\$1,793,518.02	\$1,559,920.00
Monthly Mortgage Payment	\$10,177.75	\$9,571.84	\$8,325.15
Total Monthly Payments**	\$10,344.47	\$9,738.56	\$8,491.87
Combined Income Required***	\$390,730.24	\$368,008.44	\$321,257.54

Based on a Conventional Rate of 3.50 & 30 Year Amortization / * Rates subject to change without notice
** Includes: estimated yearly property taxes, Principle & Interest / *** Subject to approval

All Your Mortgage Needs Contact:

AARON LOCHEAD
CIBC
T (604) 716 1906
aaron.lochhead@cibc.com

Home Stats

Price:	\$1,949,900
Bedrooms:	4
Bathrooms	3
Square Ft.	3,173sqft
Age:	53
Gross Tax:	\$8,363.60 (2024)
Lot Size:	8,625sqft



Royal LePage West Real Estate Services
2185 Austin Ave, Coquitlam, BC V3K 2Y5
T 604 939 6666 F 604 909 2666

WWW.HAFEZREALTY.COM
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903 Strathaven Drive
North Vancouver, BC

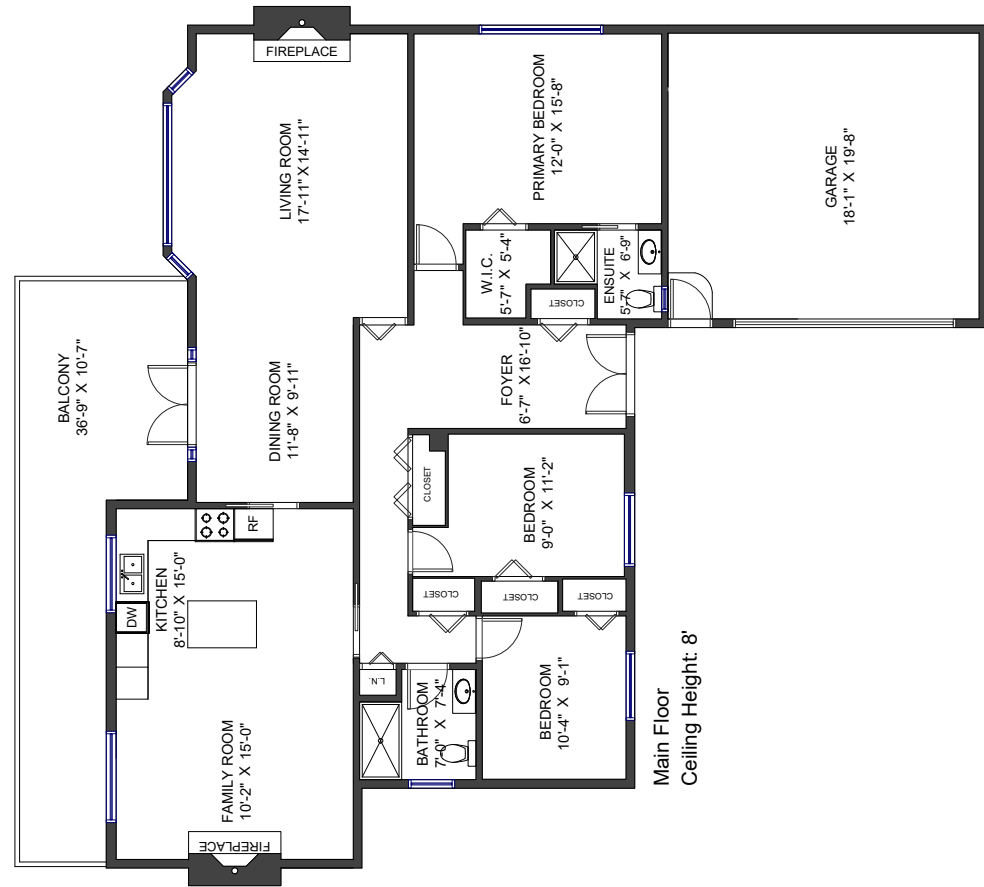


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LIVING AREA 3,173 SF
MAIN FLOOR 1,597 SF
LOWER FLOOR 1,576 SF

AUXILIARY AREA 1,147 SF
BALCONY 288 SF
PATIO 473 SF
GARAGE 386 SF



Lower Floor
Ceiling Height: 8'



Valid Until: September 7, 2025

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%. E&O Insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.



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



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Our Feature Home

Solid Family Home
903 Strathaven Drive
North Van, Seymour Heights

\$1,949,900

*Property
Highlights*



Desirable Cul-de-Sac Street
Large, Private Lot
4 Bed, 3 Bath, 3,173sqft
Bonus: RV Parking

Custom built, solid family home. First time on the market. Pride of ownership shows throughout. The possibilities are endless. This 4bed/3bath/2lvl/3173sqft SW facing home w/ double car garage sits on an 8625sqft lot in the desirable Seymour neighborhood of North Van. Main: hardwood floors, formal dinning & living rooms w/gas F/P, spacious kitchen & family room also w/gas F/P, large deck spans the width of the home overlooking the tree lined backyard. The primary bed has 3pc ensuite & walk-in closet, 2 spacious rooms & 4pc main bath complete this lvl. Down: large laundry room, 4th/5th bed & open layout with many options. Easy to suite with separate entry & bathroom. Bonus: room for RV parking, newer roof, furnace & HW tank. Vacant & move-in ready. Act Now!



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