

Our Feature Home

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



604 377 3689
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HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

Fabulous Central Location
102 585 Austin Ave. Coquitlam

\$339,800

Property Highlights



Spacious Town Home
Facing Vancouver Golf Course
1329 sqft. 2bed/2 bath
Private Balcony
Close to all amenities
2 Parking & In-Suite Storage

Quiet and tranquil, green space facing town home centrally located; what more can you ask for! This renovated 1329sqft, 2bed/2bath home faces prestigious Vancouver Golf course, offers a spacious layout, new flooring & paint throughout, newer appliances and updated bathrooms. Features include: excellent room separation, bedrooms located on a separate floor, tons of closet space, large in-suite storage w/laundry, gas F/P & 2 parking spots. The huge master features 3pc ensuite, walk-through closet & a private balcony. The second bedroom is an excellent size & has plenty of closet space. Located within walking distance to Skytrain, Transit & Lougheed Mall with plenty of recreation near by. Act Now!



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

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Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: 339,800	5%	10%	20%
Min. Down Payment Required	\$16,990.00	\$33,980.00	\$67,960.00
First Mortgage	\$322,810.00	\$305,820.00	\$271,840.00
Insurance Premium	\$10,168.52	\$7,339.68	n/a
Total Mortgage	\$332,978.52	\$313,159.68	\$271,840.00
Monthly Mortgage Payment	\$1,567.27	\$1,473.99	\$1,279.50
Total Monthly Payments**	\$1,733.63	\$1,640.34	\$1,445.86
Combined Income Required***	\$67,823.53	\$64,325.38	\$57,032.21

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: \$339,800

Bedrooms: 2

Bathrooms: 2

Square Ft. 1329

Age: 34

Gross Tax: \$1996.26(2011)

Strata Fee: \$309.55



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