

Aurora at SFU



Feature Property

110 - 9266 University Crescent, Burnaby, BC

\$364,455

Gorgeous! Beautiful greenbelt views from every window.

This 2bed/2bath, 900+sqft corner unit offers 12' ceilings throughout, floor to ceiling windows, a spacious open plan, streams of natural light and an amazing 135sqft oversized balcony.

Aurora is a Polygon-built concrete hi-rise offering quality finishing, excellent amenities and the balance of a 2-5-10 year warranty. Features laminate floors, granite, stainless steel appliances, loads of counter/cupboard space and a large breakfast bar. The spacious master offers a walk-in closet and an ensuite with a soaker tub and shower stall.

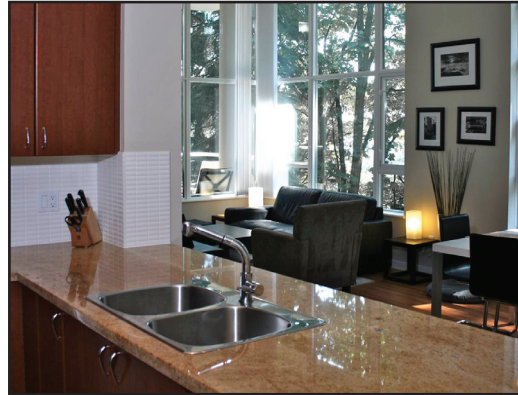
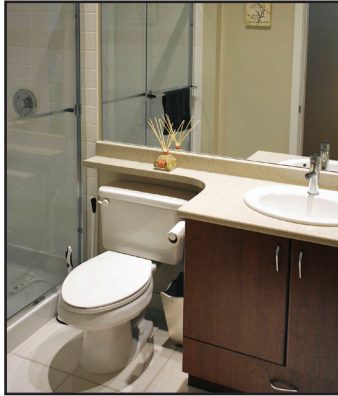
Close to transit, shopping, indoor/outdoor recreation and a host of perks available only to UniverCity residents. Enjoy full use of the SFU gym, pool, and library, and take advantage of discounted transit passes to explore beautiful Vancouver. Future plans for the area include a 23,000 square foot grocery store, a new elementary school and expanded daycare facilities.

UniverCity is an internationally recognized and award winning sustainable community. Do not miss your chance to enjoy this great lifestyle. Act now!



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Property Highlights

- 2 bed / 2 bath
- 900+ square feet
- Floor to ceiling windows
- Open floorplan
- Ensuite bathroom
- Soaker tub
- Spacious kitchen
- Stainless steel appliances
- Granite countertops
- Large balcony
- Close to transit/shopping

Price: \$364,455	5% Down	10% Down	20% Down
Min. Downpayment Required	\$18,222.75	\$36,445.50	\$72,891.00
First Mortgage	\$346,232.25	\$328,009.50	\$291,564.00
Insurance Premium	\$10,906.32	\$7,872.23	N/A
Total Mortgage	\$357,138.57	\$335,881.73	\$291,564.00
Monthly Mortgage Payment*	\$1,680.99	\$1,580.94	\$1,372.34
Total Monthly Payments**	\$1,839.32	\$1,739.27	\$1,530.67
Combined Income Required***	\$71,787.11	\$68,035.15	\$60,212.80



Based on a Conventional Rate of 4.50%, 35yr am.

* Rate subject to change without notice.

** Includes: estimated yearly property taxes, P&I.

*** Subject to approved credit and income verification.



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1% of Net Real Estate
Proceeds Donated to the
BC Kidney Foundation



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1% of Net Real Estate
Proceeds Donated to the
BC Cancer Foundation

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