

Our Feature Home

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



604 377 3689
hafez@hafezrealty.com



HAFEZ PANJU
TRUST THE VALUE

Simon Fraser UniverCity **\$388,455**
66 9229 University, Cr., Burnaby

Property Highlights



Serenity Town Home Complex
2 Level, 2 Bed, 2 Bath
South Facing Entrance
2-5-10 Year Warranty
Host of UniverCity Perks

Detached style living with care free strata maintenance! This bright south facing 2 level, 2bed/2 full bath unit is in great condition, offers plenty space, is well laid out & features your own patio. Includes: SS apps, open layout, your own front door & more. Master is well sized & offers plenty of closet space. The Serenity complex is 3 yrs young, currently SFU's only townhome development, built by Polygon, offers balance of 2-5-10 year warranty & allows rentals & pets. Close to: transit, shopping, indoor/outdoor recreation & a host of perks available only to UniverCity residences. Do not miss your chance to not only live in the area but enjoy this great lifestyle! Make this your home or benefit as a rental investment. For more pics & tours visit **www.hafezrealty.com**.



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

T 604 939 6666 F 604 909 2666
WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM

Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$388,455	5%	10%	20%
Min. Down Payment Required	\$19,422.75	\$38,845.50	\$77,691.00
First Mortgage	\$369,032.25	\$349,609.50	\$310,764.00
Insurance Premium	\$11,624.52	\$8,390.63	n/a
Total Mortgage	\$380,656.77	\$358,000.13	\$310,764.00
Monthly Mortgage Payment	\$1,791.69	\$1,685.04	\$1,462.71
Total Monthly Payments**	\$1,973.10	\$1,866.46	\$1,644.13
Combined Income Required***	\$76,803.84	\$72,804.80	\$64,467.34

Price: \$388,455

Bedrooms: 2

Bathrooms: 2

Square Ft. 1,094

Age: 4

Gross Tax: \$2,177

Strata Fee: \$151.20

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



Royal LePage Coronation West
 2185 Austin Ave, Coquitlam, BC V3K 2Y5

T 604 939 6666 F 604 909 2666
 WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM