



604 377 3689
hafez@hafezrealty.com



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
LIVEATSIMONFRASER.COM

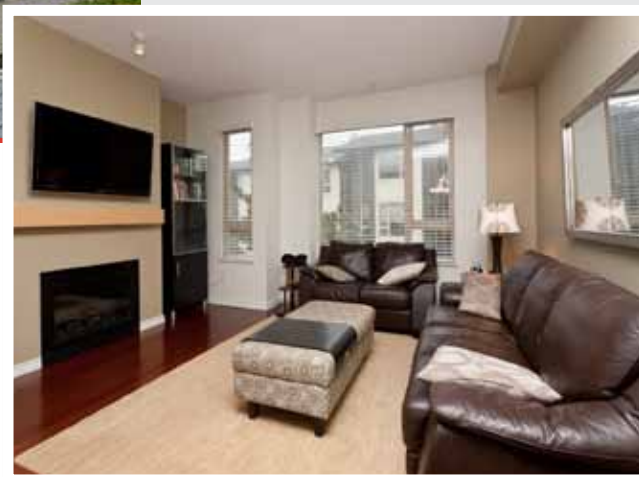
3 Levels with Attached Garage \$508,800
10 - 9229 University Cr.

Property Highlights



- Private Fenced yard
- 3bed + 3bath
- Spacious Open Layout
- Lots of Updates
- Plenty of storage

Stunning townhome complete with your own attached garage! This 3bed/3bath/3lvl unit features engineered & tile flooring, granite counters, designers paints & your own private fenced yard. Don't miss this one! Main: living rm, dinning area, 2pc bath & spacious kitchen w/SS apps, loads of counter/cupboard space & eating nook. Up: lrg master w/ ensuite, 4pc bath, 2rms & laundry. Below: tandem garage w/plenty of storage. The Serenity complex is 5 yrs young, Polygon built, offers balance of 2-5-10 yr warranty & allows rentals & pets. Close to: transit, shopping, rec & a host of perks only for UniverCity residences. This is your chance to not only live in the area but enjoy this great lifestyle!



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 Home Images



Mortgage Information

Home Stats

Price: \$508,800	5%	10%	20%
Min. Down Payment Required	\$25,440.00	\$50,880.00	\$101,760.00
First Mortgage	\$483,360.00	\$457,920.00	\$407,040.00
Insurance Premium	\$15,225.84	\$10,990.08	n/a
Total Mortgage	\$498,585.84	\$468,910.08	\$407,040.00
Monthly Mortgage Payment	\$2,346.76	\$2,207.08	\$1,915.87
Total Monthly Payments**	\$2,570.05	\$2,430.37	\$2,139.16
Combined Income Required***	\$99,189.31	\$93,951.36	\$83,030.92

Price:	\$508,800
Bedrooms:	3
Bathrooms:	3
Square Ft.:	1359
Age:	5
Gross Tax:	\$ 2679.45 (2010)
Strata Fee:	\$236

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