



Mortgage Information

	5%	10%	20%
Price: \$458,800			
Min. Down Payment Required	\$22,940.00	\$45,880.00	\$91,760.00
First Mortgage	\$435,860.00	\$412,920.00	\$367,040.00
Insurance Premium	\$12,857.87	\$9,084.24	n/a
Total Mortgage	\$448,717.87	\$422,004.24	\$367,040.00
Monthly Mortgage Payment	\$2,394.77	\$2,252.20	\$1,958.86
Total Monthly Payments**	\$2,561.49	\$2,418.92	\$2,125.58
Combined Income Required***	\$98,868.20	\$93,521.90	\$82,521.69

Based on a Conventional Rate of 3.0 & 30 Year Amortization / * Rates subject to change without notice
** Includes: estimated yearly property taxes, Principle & Interest / *** Subject to approval

All Your Mortgage Needs Contact:

MICHAEL HALLET
Dominion Lending
T (604) 616-2266

michael@hallettmortgage.com
www.hallettmortgage.ca



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

Home Stats

Price:	\$458,800
Bedrooms:	1
Bathrooms	1
Square Ft.	547sqft.
Age:	20
Gross Tax:	\$1,208.45 (2024)
Strata Fee:	\$308.72



WWW.HAFEZREALTY.COM
WWW.LIVEATSIMONFRASER.COM

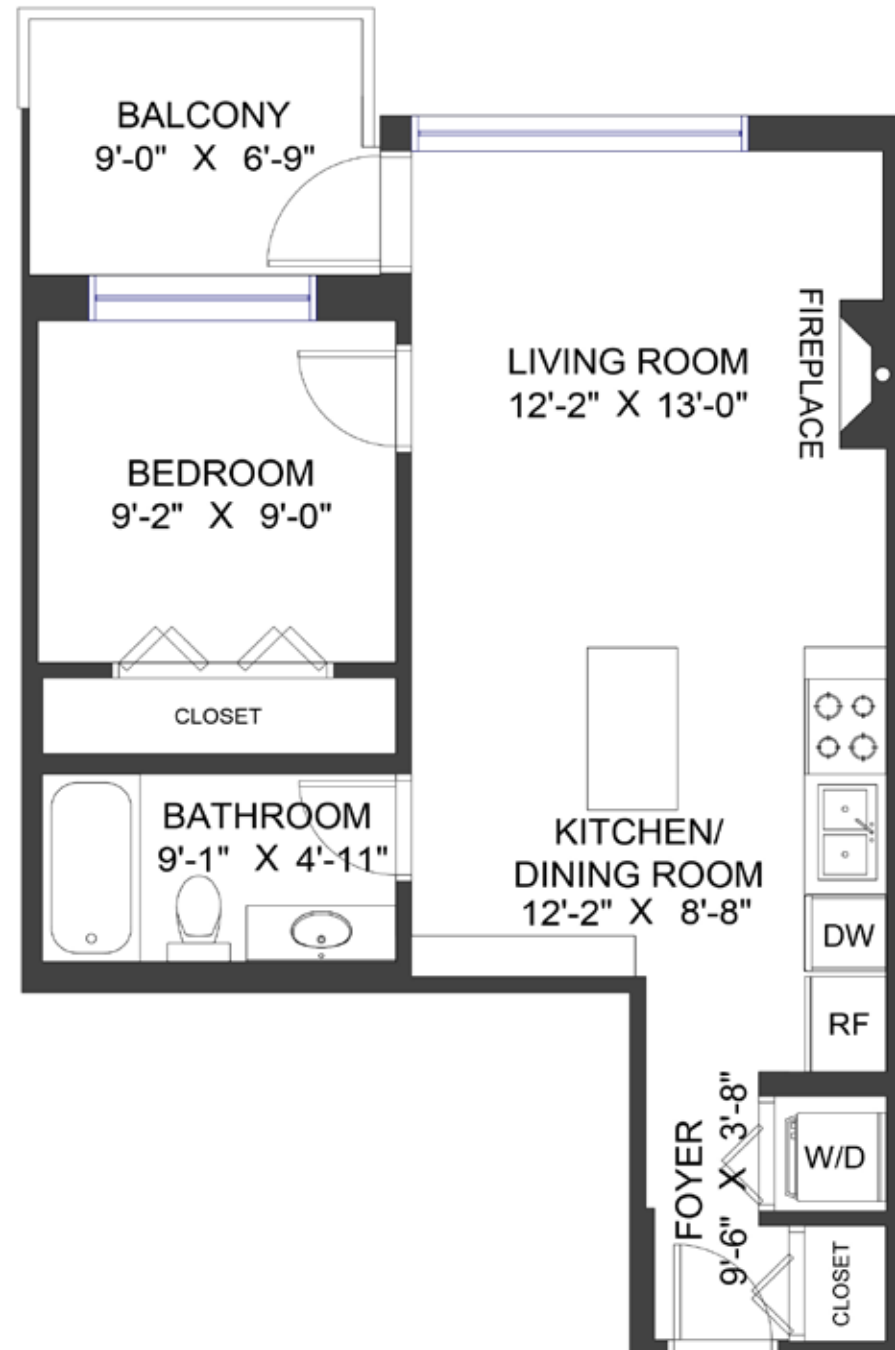


HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

509-9298 University Crescent
Burnaby, BC

LIVING AREA	547 SF
BALCONY	64 SF
CEILING HEIGHT	8'-7"

604.377.3689 | hafez@hafezrealty.com | www.hafezrealty.com



Valid Until: November 28, 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.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.



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



604 377 3689
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Bright & Spacious Layout
509 9298 University Crescent
Burnaby, Simon Fraser University

\$458,800

*Property
Highlights*



Gorgeous Views
Concrete Building
Rental & Pet Friendly
1 Bed, 1 Bath, 547sqft
Parking Included

Gorgeous Southern views! Enjoy the peace & tranquility this area has to offer. Welcome to UniverCity at SFU, Vancouver's premier lifestyle neighborhood. This 1 bed, 1 bath, 547sqft home, located in Novo I; a concrete, rental and pet friendly building will not disappoint. Perfect for investors, first time buyers, students & everyone else in between. Features: an abundance of natural light, open layout, granite counters, laminate floors, well sized balcony. The bedroom has plenty of closet space and overlooks the balcony. Close to: transit, shopping, indoor/outdoor recreation & a host of perks available only to UniverCity residences. Do not miss your chance to enjoy living in this great neighborhood! Act Now!



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