

Our Feature Home

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



604 377 3689
hafez@hafezrealty.com



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

Excellent Condition

305 1618 Grant Ave

Port Coquitlam, Glenwood

\$208,800

*Property
Highlights*



Centrally Located
Wedgewood Manor
South Facing Unit
Very Bright & Spacious
Beautifully Updated
2 Bed, 2 Bath, 821 sqft

South facing, very bright, spacious & very clean, are just a few ways to describe this fabulous home. You will not be disappointed by this beautifully updated 2bed/2bath/821sqft condo. Just move right in. Wedgewood Manor is a desirable, centrally located, pet friendly building. Features include: newer flooring throughout, open concept layout, excellent room separation, kitchen with lots of cupboard/counter space & stainless appliance, gas fireplace, large covered south facing balcony, excellent interior storage space and much more. The master bedroom offers walk through closets and 3 piece ensuite. Close to: transit, shopping, recreation & easy access to Hwy 1. Act Now



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: \$208,800	5%	10%	20%
Min. Down Payment Required	\$10,440.00	\$20,880.00	\$41,760.00
First Mortgage	\$198,360.00	\$187,920.00	\$167,040.00
Insurance Premium	\$5,454.90	\$3,758.40	n/a
Total Mortgage	\$203,814.90	\$191,678.40	\$167,040.00
Monthly Mortgage Payment	\$1,128.06	\$1,060.89	\$924.52
Total Monthly Payments**	\$1,232.48	\$1,165.30	\$1,028.94
Combined Income Required***	\$49,030.39	\$46,511.43	\$41,397.67

Price:	\$208,800
Bedrooms:	2
Bathrooms:	2
Square Ft.:	821
Age:	17
Gross Tax:	\$1253.05 (2012)
Strata Fee:	\$194.93

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 DianaZitko@westcoastmortgages.ca
 Meridian West Coast Mortgages www.westcoastmortgages.ca
 T (604) 937 8888 / F (604) 937 7283



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