

Our Feature Home

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



604 377 3689
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HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

Completely Renovated
401 2680 W4th.
Vancouver West, Kitsilano

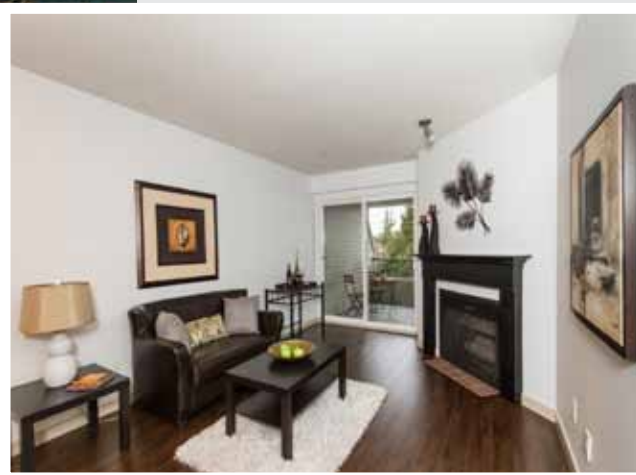
\$374,000

Property Highlights

South Facing Penthouse
Quiet Side Of Building
Close to UBC
1Bed, 1Bath, 685 sqft.
Vaulted Ceilings in the Master
Bonus: Parking & Roof Top Deck



Renovated penthouse unit in desirable Star of Kitsilano on W. 4th, will not disappoint. This large 1bed/1bath/685sqft south facing home on quiet side of building with treed outlook offers fresh paint, new engineered floors throughout, new light fixtures, great in-suite storage and laundry, open layout, & cozy gas fireplace. Enjoy the covered balcony year-round. The large master bedroom features vaulted ceilings with fan, excellent closet space & expansive windows providing abundant light. Close to UBC, transit, plenty of shopping, restaurants & recreation; the location cannot be beat! One secured private underground parking stall included. Bonus: common roof top deck with water views. Don't miss this one. Act Now!



Royal LePage West Real Estate Services
2185 Austin Ave, Coquitlam, BC V3K 3R9

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Feature Homes Images



Mortgage Information

Home Stats

Price: \$374,000	5%	10%	20%
Min. Down Payment Required	\$18,700.00	\$37,400.00	\$74,800.00
First Mortgage	\$355,300.00	\$336,600.00	\$299,200.00
Insurance Premium	\$9,770.75	\$6,732.00	n/a
Total Mortgage	\$365,070.75	\$343,332.00	\$299,200.00
Monthly Mortgage Payment	\$1,822.69	\$1,714.15	\$1,493.82
Total Monthly Payments**	\$1,949.77	\$1,841.24	\$1,620.90
Combined Income Required***	\$75,929.00	\$71,858.93	\$63,596.26

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

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Price: \$374,000

Bedrooms: 1

Bathrooms: 1

Square Ft. 685

Age: 17

Gross Tax: \$1524.97(2013)

Strata Fee: \$241.02



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