

Our Feature Home

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



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HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

Many Updates Throughout
2351 Como Lake Ave
Coquitlam BC, Chineside

\$538,800

Property Highlights



Shows Very Well
Desirable Neighborhood
Excellent Location
Beautiful 8280sqft Lot
Fully Fenced landscaped Yard
4 Bed, 2 Bath, 2200+ sqft.

ATTENTION! Opportunity awaits you. Solid family home in desirable Coquitlam, Chineside neighborhood. Shows well with many updates. Livable home, perfect holding property or great building lot. Potential is endless. This 4bed/2 bath, 2200+sqft home sits on a fully fenced, private, beautifully landscaped 8280sqft park like lot. Features include: cedar hardwood flooring on main level, 9 yr metal roof, mid-efficiency furnace, 2 year old HW tank, SS apps, vinyl windows, updated bathrooms, freshly painted in and out, large wrap-around deck and easy to suite. All this & an excellent location: close to all levels of desirable schools, short bus ride to SFU, Douglas College & future Evergreen Line, near shopping & recreation. Act Now!



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

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Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$538,800	5%	10%	20%
Min. Down Payment Required	\$26,940.00	\$53,880.00	\$107,760.00
First Mortgage	\$511,860.00	\$484,920.00	\$431,040.00
Insurance Premium	\$14,076.15	\$9,698.40	n/a
Total Mortgage	\$525,936.15	\$494,618.40	\$431,040.00
Monthly Mortgage Payment	\$2,910.91	\$2,737.58	\$2,385.69
Total Monthly Payments**	\$3,169.67	\$2,996.33	\$2,644.45
Combined Income Required***	\$121,675.13	\$115,175.06	\$101,979.21

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

Price: \$538,800

Bedrooms: 4

Bathrooms: 2

Square Ft. 2220+

Age: 46

Gross Tax: \$3105.07(2013)

Lot Size: 8280 Sqft.



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