



**604 377 3689**  
hafez@hafezrealty.com



**HAFEZ PANJU**  
LIVEATSIMONFRASER.COM

*Large Covered Patio* **\$274,800**  
*1 9298 University, Cr., Burnaby*

*Property Highlights*



- Spacious 1 bedroom & den
- Green space facing
- Central Location
- Concrete tower
- Ground floor end unit



Desirable green-space facing, ground floor end unit with large covered patio; perfect for year-round use. This 1bed & den, 694sqft unit is in excellent condition, shows very well & offers an open layout. Located in Novo 1's South Tower on the quiet side, this complex offers balance of 2-5-10 year warranty, no rental restrictions & welcomes pets. Features: granite counters, breakfast bar, fireplace, plenty of cupboard/counter & closet space. Close to: transit, shopping, indoor/outdoor rec & a host of perks available only to UniverCity residences. Don't miss your chance to not only live in an area but enjoy a great lifestyle. Act Now! Call today.

For more pictures and virtual tours visit [www.liveatsimonfraser.com](http://www.liveatsimonfraser.com)



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

T 604 939 6666 F 604 909 2666  
[WWW.HAFEZREALTY.COM](http://WWW.HAFEZREALTY.COM) | [WWW.LIVEATSIMONFRASER.COM](http://WWW.LIVEATSIMONFRASER.COM)

# Our Feature Home

## Feature Homes Images



## Mortgage Information

## Home Stats

Price: <b>\$274,800</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>
Min. Down Payment Required	\$13,740.00	\$27,480.00	\$54,960.00
First Mortgage	\$261,060.00	\$247,320.00	\$219,840.00
Insurance Premium	\$8,223.39	\$5,935.68	n/a
Total Mortgage	\$269,283.39	\$253,255.68	\$219,840.00
Monthly Mortgage Payment	\$1,267.47	\$1,192.03	\$1,034.75
Total Monthly Payments**	\$1,410.97	\$1,335.53	\$1,178.25
Combined Income Required***	\$55,723.89	\$52,894.90	\$46,996.83

Price:	\$274,800
Bedrooms:	1
Bathrooms:	1
Square Ft.:	694
Age:	5
Gross Tax:	\$1722
Strata Fee:	\$182

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