

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

Perfect Family Home

2402 Mariana Pl

Coquitlam BC, Cape Horn

\$618,800

Property Highlights



Shows Extremely Well
Flat, Fenced, South Facing Lot
Desirable Neighborhood
4 Bed, 4 Bath, 2577sqft.
Bonus : 1 Bed Suite

Your search is finally over! Beautifully update throughout, located in desirable, quiet family oriented neighborhood of Coquitlam & shows well. A must see. This 4bed/4bath/3lvl, 24 year young home offers a flat, fully fenced south facing yard complete w/432sqft deck overlooking untouched green space. Main: vaulted living & dining rooms, laminate floors, updated kitchen w/SS apps, eating area & family room, mud room, 2pc powder, & access to huge over-height garage. Up: large master w/4pc ensuite & walk-in, 2 well size rooms, 4pc bath & plenty of storage. Bonus: 1bed, self-contained suite, w/laundry. All this &: rec rm down for main home, 6yr roof, 4yr H/W tank, vinyl windows & more. Act Now!



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Feature Homes Images



Mortgage Information

Home Stats

Price: \$618,800	5%	10%	20%
Min. Down Payment Required	\$30,940.00	\$61,880.00	\$123,760.00
First Mortgage	\$587,860.00	\$556,920.00	\$495,040.00
Insurance Premium	\$16,166.15	\$11,138.40	n/a
Total Mortgage	\$604,026.15	\$568,058.40	\$495,040.00
Monthly Mortgage Payment	\$3,343.12	\$3,144.05	\$2,739.91
Total Monthly Payments**	\$3,611.29	\$3,412.22	\$3,008.08
Combined Income Required***	\$138,235.80	\$130,770.61	\$115,615.47

Price:	\$618,800
Bedrooms:	4
Bathrooms:	4
Square Ft.:	2577
Age:	24
Gross Tax:	\$3217.72 (2013)
Lot Size:	5035 Sqft.

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

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