

Our Feature Home

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



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HAFEZ PANJU
TRUST THE VALUE

Bright South Facing Yard
12 8540 Blundell, Richmond

\$468,800

Property Highlights



South Facing Private Yard
Spacious Layout
Central Location
Updated & Well Maintained
Excellent counter/cupboard space
Bonus: 2 Parking & Locker

Bright, spacious and tastefully updated town home will not disappoint! This 2 level, 3bed/3bath, 1500+ sqft end-unit home shows very well & features a private fenced south facing yard. Updates: newer carpet, laminate flooring, newer stainless appliances, crown molding & more. Main floor: dining rm, living rm w/gas FP & enjoy a kitchen with lots of cupboard/counter space, breakfast bar, family rm & access to the patio/yard. Upstairs: huge master, space for king size furniture, & 4pc ensuite, spacious 2nd & 3rd bedrooms & a den that is perfect for a computer center. Bonus: 2 parking (1 covered) & storage room. Centrally located to: Skytrain, Transit, shopping, recreation & schools. Act Now!

For more pics & tours visit www.hafezrealty.com.



Royal LePage Coronation West
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Feature Home Images



Mortgage Information

Home Stats

Price: \$468,000	5%	10%	20%
Min. Down Payment Required	\$23,400.00	\$46,800.00	\$93,600.00
First Mortgage	\$444,600.00	\$421,200.00	\$374,400.00
Insurance Premium	\$14,004.90	\$10,108.80	n/a
Total Mortgage	\$458,604.90	\$431,308.80	\$374,400.00
Monthly Mortgage Payment	\$2,158.57	\$2,030.10	\$1,762.24
Total Monthly Payments**	\$2,317.49	\$2,189.01	\$1,921.15
Combined Income Required***	\$89,718.40	\$84,900.48	\$74,855.73

Price: \$468,000

Bedrooms: 3

Bathrooms: 3

Square Ft. 1,508

Age: 23

Gross Tax: \$1907

Strata Fee: \$200

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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