



## Mortgage Information

Price: \$1,648,000	5%	10%	20%
Min. Down Payment Required	\$82,400.00	\$164,800.00	\$329,600.00
First Mortgage	\$1,565,600.00	\$1,483,200.00	\$1,318,400.00
Insurance Premium	\$46,185.20	\$32,630.40	n/a
Total Mortgage	\$1,611,785.20	\$1,515,830.40	\$1,318,400.00
Monthly Mortgage Payment	\$7,214.94	\$6,785.41	\$5,901.64
Total Monthly Payments**	\$7,448.96	\$7,019.43	\$6,135.66
Combined Income Required***	\$282,148.45	\$266,041.13	\$232,899.74

## Home Stats

Price:	\$1,648,000
Bedrooms:	4
Bathrooms:	3
Square Ft.:	3,158
Age:	62
Gross Tax:	\$5,466.76 (2020)
Lot Size:	11,255 Sqft

Based on a Conventional Rate of 3.50 & 30 Year Amortization / \* Rates subject to change without notice  
 \*\* Includes: estimated yearly property taxes, Principle & Interest / \*\*\* Subject to approval

All Your Mortgage Needs Contact:

**MARC LALONDE**  
 Dominion Lending  
 T (604) 837-1967  
 marc@ourmortgageprofessional.com  
 www.marclalonde.ca



Royal LePage West Real Estate Services  
 2185 Austin Ave, Coquitlam, BC V3K 2Y5  
 T 604 939 6666 F 604 909 2666

WWW.HAFEZREALTY.COM  
 WWW.LIVEATSIMONFRASER.COM  
 WWW.LIVINGCOQUITLAM.COM



# Our Feature Home



**HAFEZ PANJU**  
PERSONAL REAL ESTATE CORPORATION  
**TRUST THE VALUE**

DIRECT: **604 377 3689** EMAIL: hafez@hafezrealty.com

**Fully Renovated**  
1563 Marine Cr.  
Coquitlam, Harbour Place

**\$1,648,000**

## Property Highlights

Sought After Neighbourhood  
Beautiful Open Floor Plan  
4 Bed, 3 Bath, 3158sqft  
Private 11,255sqft Level Lot  
20x14 Workshop w/Power



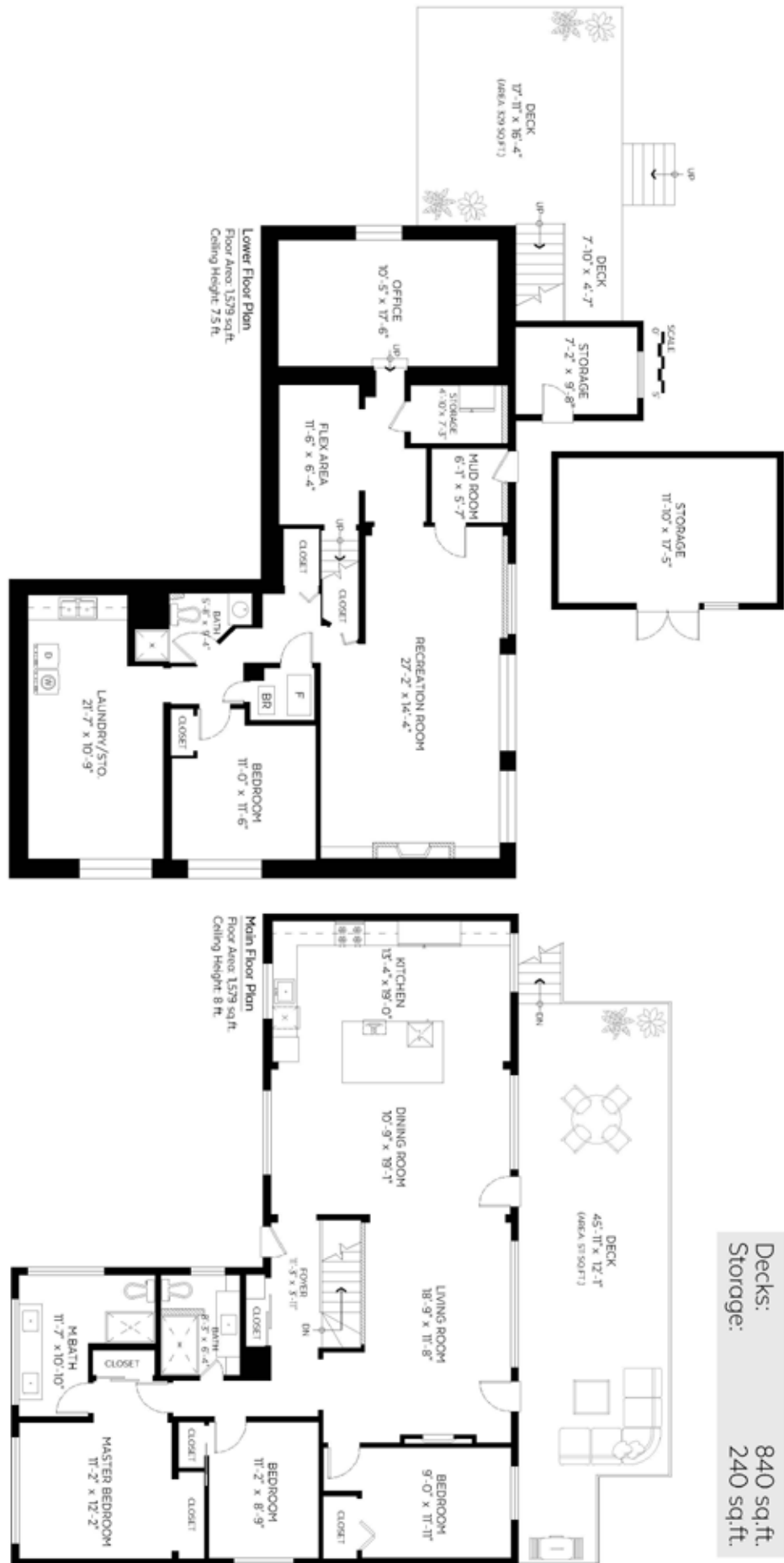
Stunning! Fully renovated family home, in Harbour Place, one of Coquitlam's sought-after neighborhoods. Your search ends here! This 4bed/3bath/3158sqft home sits on a private, East facing 11,255sqft lot. The main level features a gorgeous open plan; perfect for entertaining. The kitchen has full size SS freezer & fridge, huge island w/breakfast bar & access to the massive re-surfaced deck. A spacious master w/updated ensuite, 2 good sized rms, updated 4 pc bath & hardwood floors & brand new carpets. Down has laundry area, home-office & is suite ready: entrance, kitchen & living areas, 1bed/bath & W/D hook-ups. Bonus: 20X14 workshop w/power & concrete floors & tons of parking. Upgrades: furnace, roof, HW tank, fence, electrical, plumbing, ext. rock & stucco & more. Act Now! Call today.

**1563 Marine Crescent,  
Coquitlam, B.C.**

Main Floor:	1,579 sq.ft.
Lower Floor:	1,579 sq.ft.
<b>Total:</b>	<b>3,158 sq.ft.</b>
Storage:	83 sq.ft.
<b>Auxiliary Area</b>	
Decks:	840 sq.ft.
Storage:	240 sq.ft.

**HP**  
**HAFEZ PANJU**  
PERSONAL REAL ESTATE CORPORATION  
**TRUST THE VALUE**

604.377.3689 | hafez@hfezrealty.com | www.hafezrealty.com



Measured on: November 05, 2020



The floor plan is not suitable for advertising/promotion and is covered under B.C.A. © 2020 Hafez Panju. All rights reserved for Hafez Panju. Views are not possible and do not constitute an offer of real estate. It is not intended to be used for any other purpose.



Royal LePage West Real Estate Services  
2185 Austin Ave, Coquitlam, BC V3K3R9  
T 604 939 6666 F 604 909 2666

WWW.HAFEZREALTY.COM  
WWW.LIVEATSIMONFRASER.COM  
WWW.LIVINGCOQUITLAM.COM