

Our Feature Home

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



604 377 3689
hafez@hafezrealty.com



HAFEZ PANJU
TRUST THE VALUE

Quiet Cul-De-Sac, Completely Updated **\$524,455**
12470 Holly St, Maple Ridge, BC

Property Highlights

Central Location
Excellent room separation
Mountain Views & South Facing
Facing Patio
Large Back and Side Yards



Beautiful family home in a quiet cul-de-sac of West Central Maple Ridge. This 6bed/3bath, 2700+sqft home shows exceptionally well & is completely updated. Enjoy an 8000+sqft private & fenced lot with 473sqft south facing patio off the kitchen; an entertainers delight. A stunning living room awaits you as you enter. Spacious kitchen w/island & lots of cupboard/counter space, family rm with gas F/P, laundry rm, 2 beds & 2nd master w/ensuite on the main level. The massive upstairs master has walk-in, sitting area & stunning views of the Golden Ears. 2 lrg rooms, spa inspired bath, & vaulted ceilings finish upstairs. French doors throughout, 4yr roof, close to schools, transit, rec; too much to list. Will not disappoint. Act Now!

For more pictures visit www.hafezrealty.com



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: \$524,455	5%	10%	20%
Min. Down Payment Required	\$26,222.75	\$52,445.50	\$104,891.00
First Mortgage	\$498,232.25	\$472,009.50	\$419,564.00
Insurance Premium	\$15,694.32	\$11,328.23	n/a
Total Mortgage	\$513,926.57	\$483,337.73	\$419,564.00
Monthly Mortgage Payment	\$2,418.96	\$2,274.99	\$1,974.82
Total Monthly Payments**	\$2,651.63	\$2,507.65	\$2,207.48
Combined Income Required***	\$102,248.63	\$96,849.52	\$85,593.07

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: \$524,455

Bedrooms: 6

Bathrooms: 3

Square Ft. 2,748

Age: 35

Gross Tax: \$3,329.25

Lot Size: 8,023



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