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**HAFEZ PANJU**  
PERSONAL REAL ESTATE CORPORATION  
LIVEATSIMONFRASER.COM

## Spacious 2 Bed Home

**\$484,800**

*105 - 9232 University Cr.  
Burnaby, Simon Fraser University*

## Property Highlights

Freshly Painted  
Fully Covered Patio  
2 Bed, 2 Bath, 916 Sqft  
Rental & Pet Friendly



Clean & Spacious! Located in UniverCity, Vancouver's premier lifestyle neighborhood, Novo II is a concrete rental & pet friendly building with private gym & amenity room. This South East facing, 2bed, 2bath, 916sqft home offers an open layout, excellent room separation & well sized second bed. You won't be disappointed. Features: freshly painted, stainless apps, granite counters throughout, breakfast bar & lots of cupboard/counter/closet space. The large master has 3pc ensuite & walk-in closet. Enjoy BBQs on the covered patio. Excellent location: transit, shopping, nature, indoor/outdoor rec. & a host of amenities available only to UniverCity residents. Do not miss your chance to enjoy living in this great lifestyle neighborhood! Act Now.



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# Our Feature Home

## Feature Home Images



## Mortgage Information

## Home Stats

Price: \$484,800	5%	10%	20%
Min. Down Payment Required	\$24,240.00	\$48,480.00	\$96,960.00
First Mortgage	\$460,560.00	\$436,320.00	\$387,840.00
Insurance Premium	\$13,586.52	\$9,599.04	n/a
Total Mortgage	\$474,146.52	\$445,919.04	\$387,840.00
Monthly Mortgage Payment	\$2,122.45	\$1,996.10	\$1,736.11
Total Monthly Payments**	\$2,495.52	\$2,369.17	\$2,109.18
Combined Income Required***	\$96,394.61	\$91,656.24	\$81,906.88

Price:	\$484,800
Bedrooms:	2
Bathrooms:	2
Square Ft.:	916
Age:	13
Gross Tax:	\$1,930.23 (2018)
Strata Fee:	\$397.66

Based on a Conventional Rate of 3.25 & 25 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

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