



### Mortgage Information

	5%	10%	20%
Price: \$668,000			
Min. Down Payment Required	\$33,400.00	\$66,800.00	\$133,600.00
First Mortgage	\$634,600.00	\$601,200.00	\$534,400.00
Insurance Premium	\$18,720.70	\$13,226.40	n/a
Total Mortgage	\$653,320.70	\$614,426.40	\$534,400.00
Monthly Mortgage Payment	\$2,924.50	\$2,750.40	\$2,392.17
Total Monthly Payments**	\$3,158.52	\$2,984.42	\$2,626.19
Combined Income Required***	\$121,257.12	\$114,728.18	\$101,294.66

### Home Stats

Price:	\$668,000
Bedrooms:	3
Bathrooms:	2
Square Ft.:	1,495
Age:	28
Gross Tax:	\$3,200.60 (2020)
Strata Fees:	\$587.36

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  
 T (604) 837-1967  
 marc@ourmortgageprofessional.com  
 www.marclalonde.ca



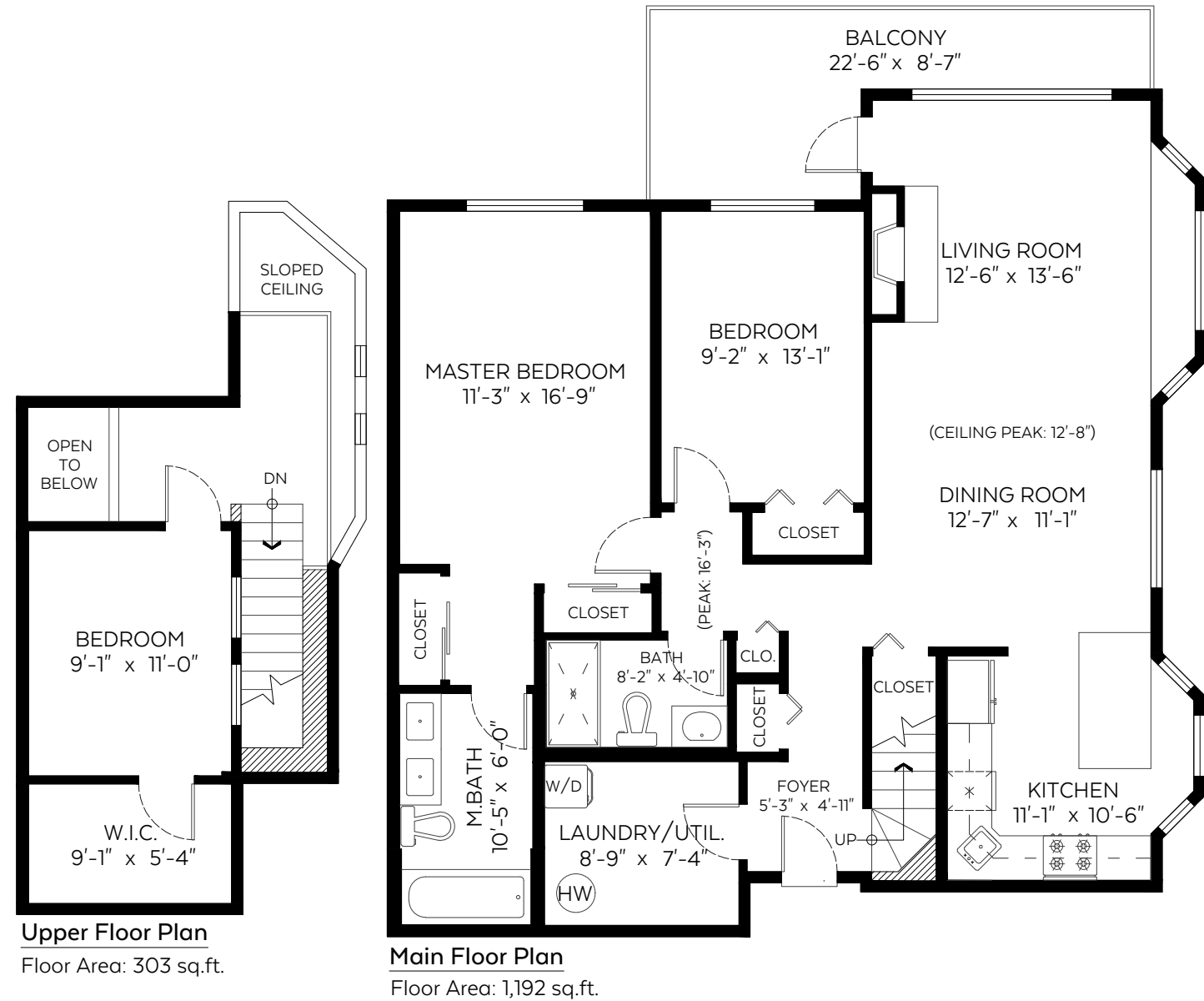
Royal LePage West Real Estate Services  
 2185 Austin Ave, Coquitlam, BC V3K 2Y5  
 T 604 939 6666 F 604 909 2666

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

#312-501 Cochrane Avenue,  
Coquitlam, B.C.

Main Floor: 1,192 sq.ft.  
Upper Floor: 303 sq.ft.  
**Total: 1,495 sq.ft.**

**Auxiliary Area**  
Balcony: 128 sq.ft.



# Our Feature Home



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

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

**Exceptional Value!**  
**312 501 Cochrane Ave.**  
**Coquitlam, Coquitlam West**

**\$668,000**

*Property Highlights*



Bright & Open  
Location Can't be Beat  
2 Level Home  
3 Bed, 2 Bath, 1495sqft  
Bonus: Flex Space

**SMOKING DEAL ALERT!** Aggressively priced! "KILLER" location! Fantastic layout! Oh, and ripe for re-development! Have we got your attention yet? Your search ends here. This bright, South/East exposure, top floor, 3bed/2bath/2level/1495sqft home offers stunning vaulted ceilings, engineered flooring throughout, open living/dining rooms, tons of in suite storage, electric F/P & a fully remodeled kitchen w/hi-end SS appliances, granite counters, breakfast bar & island. The spacious master has pass through closet & 3-piece ensuite, the 2nd bedroom is well sized & the 3rd bed is in the loft. Bonus: flex space, 2 parking & locker. Located in the heart of Burnaby/Coquitlam boarder, stone's throw to: transit, Skytrain, shopping, recreation, schools and every amenity you can think of. Act Now!

