



## Mortgage Information

Price: \$758,800	5%	10%	20%
Min. Down Payment Required	\$37,940.00	\$75,880.00	\$151,760.00
First Mortgage	\$720,860.00	\$682,920.00	\$607,040.00
Insurance Premium	\$21,265.37	\$15,024.24	n/a
Total Mortgage	\$742,125.37	\$697,944.24	\$607,040.00
Monthly Mortgage Payment	\$3,322.02	\$3,124.25	\$2,717.33
Total Monthly Payments**	\$3,556.05	\$3,358.27	\$2,951.35
Combined Income Required***	\$136,164.20	\$128,747.79	\$113,488.28

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:

**MICHAEL HALLET**  
 Dominion Lending  
 T (604) 616-2266

michael@hallettmortgage.com  
 www.hallettmortgage.ca

## Home Stats

Price:	\$758,800
Bedrooms:	3
Bathrooms:	3
Square Ft.:	1,754
Age:	37
Gross Tax:	\$4,443.55 (2020)
Lot Size:	4,004 Sqft



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

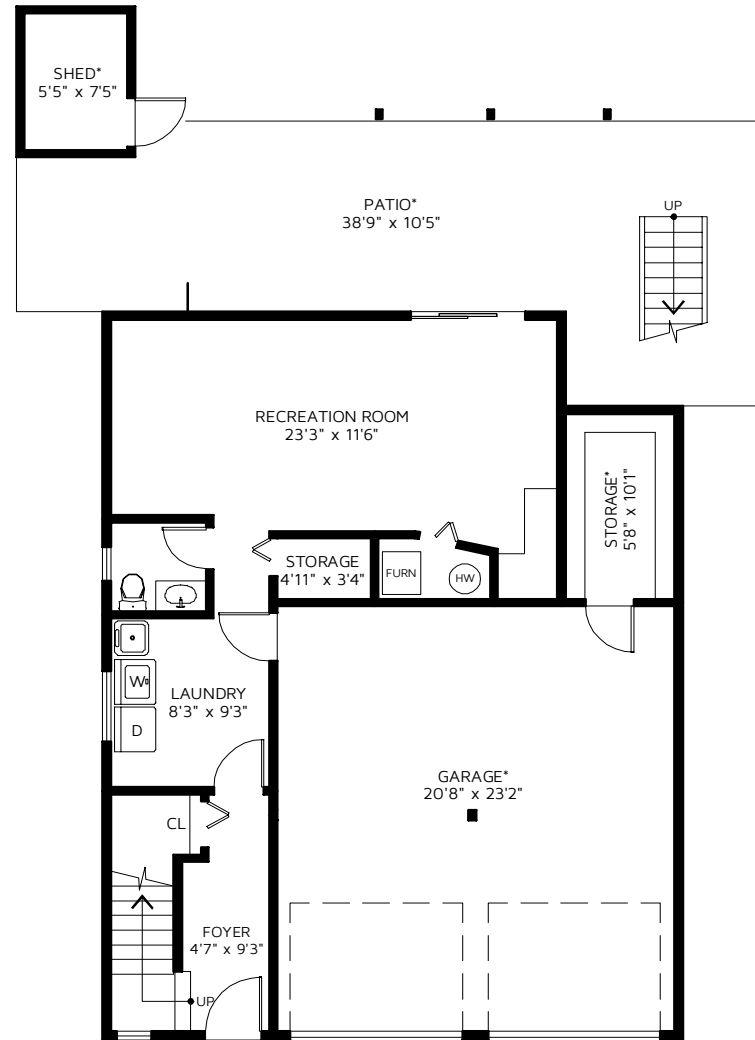
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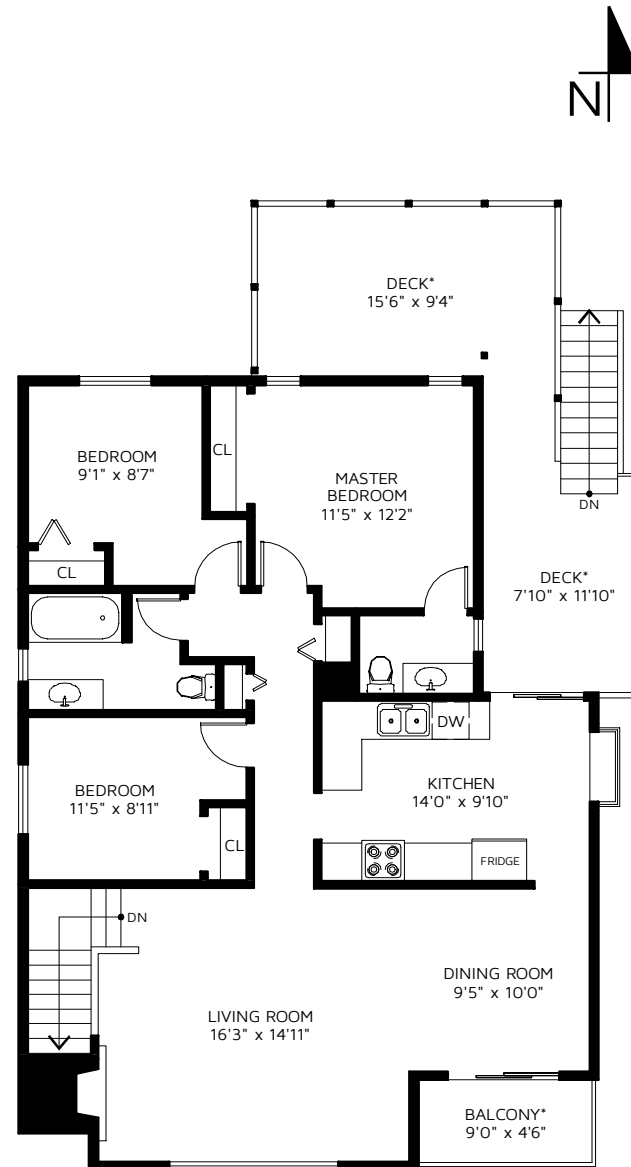
**HAFEZ PANJU**  
PERSONAL REAL ESTATE CORPORATION  
TRUST THE VALUE

604-377-3689 | hafez@hafezrealty.com | hafezrealty.com

**20437 DALE DR, MAPLE RIDGE, V2X 8V5**



BELOW MAIN FLOOR



MAIN FLOOR

MAIN FLOOR	1,151	SQ FT
BELOW MAIN FLOOR	603	SQ FT
<b>TOTAL FINISHED AREA</b>	<b>1,754</b>	<b>SQ FT</b>

DECK*	270	SQ FT
BALCONY*	44	SQ FT
GARAGE*	500	SQ FT
STORAGE*	67	SQ FT
PATIO*	443	SQ FT
SHED*	50	SQ FT

\*NOT INCLUDED IN OVERALL SQUARE FOOTAGE



FLOOR PLAN IS PROVIDED BY REAL MEASUREMENTS AND RENDERINGS. FOR PROMOTIONAL USE ONLY. NOT FOR ARCHITECTURAL OR CONSTRUCTION USE. AREA IS CALCULATED USING ANSI Z765 - 2003 METHOD. WHILE EVERY EFFORT IS MADE TO ENSURE THE ACCURACY, DIMENSIONS AND TOTAL AREA ARE NOT GUARANTEED. E&OE



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



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

# Our Feature Home

**Excellent Condition**  
20437 Dale Drive  
Maple Ridge, Southwest

**\$758,800**

## Property Highlights

- Great Family Neighbourhood
- Many Updates
- 3 Bed, 3 Bath, 1754sqft Level, Fenced Lot
- Double Garage



Fantastic Southwest Maple Ridge location. Quiet family oriented neighborhood. Excellent condition with many updates. You won't be disappointed. Welcome to this 3 bed, 3 bath, 1754sqft basement entry home with plenty of parking, a double car garage w/tons of storage, a flat fenced lot and more. Features: upper level has 3 good size rooms, 2pc master ensuite, laminate flooring throughout, cozy gas fireplace, functional kitchen w/eating area and access to a large fully covered deck; perfect for year round entertainment. The lower level offers newer vinyl flooring, large rec room, 2pc bathroom and direct yard access; could be easily suited. Bonus: high efficiency furnace, 4 year young roof. Act Now! Call for your private showing.



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