

Our Feature Home

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



604 377 3689
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HAFEZ PANJU
TRUST THE VALUE

Spacious Layout
1863 Pitt River Rd. Port Coquitlam

\$623,455

Property Highlights



Central Location
Closet to WestCoast Express
Great Room Concept Layout
2900+sqft, 4 Bed + Den
Easily Suited - pre-plumbed

Immaculate condition, shows just like new! You will not be disappointed. This 4bed+den, 4bath, 2900+sqft, 8 year young home offers an excellent spacious layout, low maintain yard, self-contained 1 bed suite fully plumbed w/separate laundry & much more. Main floor: 9' ceilings, laminate floors, formal living & dining rm, eating area, great room concept, pwr'd room, SS apps, 2 gas F/Ps & massive deck off the kitchen w/mountain top views. A huge master has his/her closets & 5pc ensuite w/soaker. 2 well sized rms, good size den & laundry w/storage complete the top floor. Down offers oversized 2 car garage w/storage. Excellent location: walking distance to West Coast & transit w/direct route to Sky train. Don't miss this one. Act Now!



For more pictures visit www.hafezrealty.com

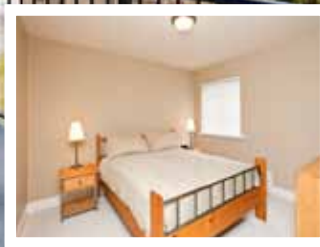


Royal LePage Coronation West
2185 Austin Ave, Coquitlam, BC V3K 3R9

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Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$623,455	5%	10%	20%
Min. Down Payment Required	\$31,172.75	\$62,345.50	\$124,691.00
First Mortgage	\$592,282.25	\$561,109.50	\$498,764.00
Insurance Premium	\$18,656.89	\$13,466.63	n/a
Total Mortgage	\$610,939.14	\$574,576.13	\$498,764.00
Monthly Mortgage Payment	\$2,875.59	\$2,704.43	\$2,347.60
Total Monthly Payments**	\$3,162.07	\$2,990.92	\$2,634.08
Combined Income Required***	\$121,390.22	\$114,971.93	\$101,590.63

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: \$623,455

Bedrooms: 4

Bathrooms: 4

Square Ft. 2912

Age: 8 years

Gross Tax: \$3437.85

Lot Size: 4123



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