

Our Feature Home

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



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

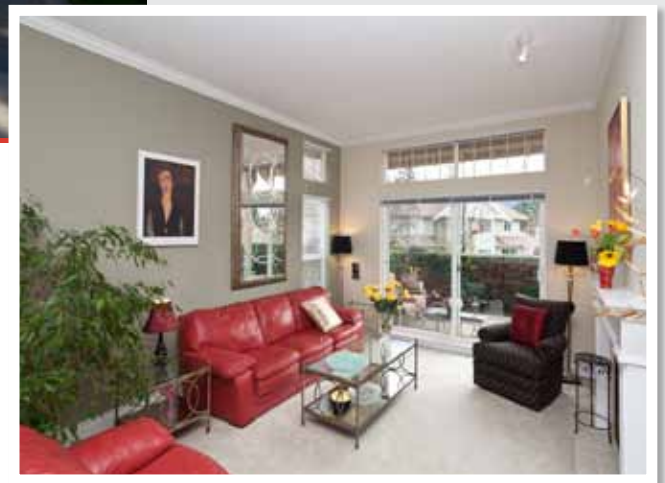
1/2 Duplex Style Town Home **\$589,455**
6 - 3405 Plateau Blvd., Coquitlam

Property Highlights



Desirable Pinnacle Ridge Complex
Beautiful, Bright & Spacious
Views of Golf Course & Mountains
3 Beds, Den & Games Room
Extra Long Driveway

Beautiful & bright town home, located in the desirable Pinnacle Ridge. Shows exceptionally well! Perched at the top of the complex, enjoy views of prestigious Westwood Plateau golf course, mountains & lush forests. This 1/2 duplex style 3bed/3bath/2300+sqft, 2 level unit, feels like a detached home. Main floor: over height ceilings, formal living/dining rms, separate family rm & eating area, updated kitchen w/SS apps, direct access to 2 car garage, powder rm & bonus den. Upstairs: huge master w/walk-in & 5pc deluxe ensuite, 2 generous sized rms, 4pc main bath & games rm (4th bed). This unique plan offers direct access to Plateau Blvd w/extra long driveway for additional parking. Call now for your private viewing. Act Now! For more pictures and virtual tours visit www.hafezrealty.com

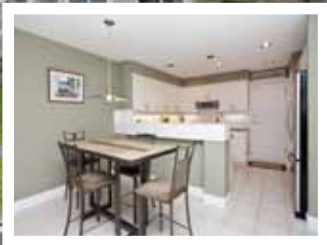


Royal LePage Coronation West
2185 Austin Ave, Coquitlam, BC V3K 3R9

T 604 939 6666 F 604 909 2666
WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM

Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$589,455	5%	10%	20%
Min. Down Payment Required	\$29,472.75	\$58,945.50	\$117,891.00
First Mortgage	\$559,982.25	\$530,509.50	\$471,564.00
Insurance Premium	\$17,639.44	\$12,732.23	n/a
Total Mortgage	\$577,621.69	\$543,241.73	\$471,564.00
Monthly Mortgage Payment	\$2,718.77	\$2,556.94	\$2,219.57
Total Monthly Payments**	\$2,969.18	\$2,807.36	\$2,469.99
Combined Income Required***	\$114,156.83	\$108,088.56	\$95,437.01

Price:	\$589,455
Bedrooms:	3
Bathrooms:	3
Square Ft.:	2329
Age:	13
Gross Tax:	\$3005 (2010)
Strata Fee:	\$264.63

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



Royal LePage Coronation West
 2185 Austin Ave, Coquitlam, BC V3K 2Y5

T 604 939 6666 F 604 909 2666
 WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM