











Mortgage Information

Price: $614,800	5%	10%	20%
Min. Down Payment Required	$30,740.00	$61,480.00	$122,960.00
First Mortgage	$584,060.00	$553,320.00	$491,840.00
Insurance Premium	$17,229.77	$12,173.04	n/a
Total Mortgage	$601,289.77	$565,493.04	$491,840.00
Monthly Mortgage Payment	$3,209.03	$3,017.98	$2,624.90
Total Monthly Payments**	$3,367.16	$3,176.12	$2,783.04
Combined Income Required***	$129,081.00	$121,916.86	$107,176.38

Based on a Conventional Rate of 5.0% & 30 Year Amortization / * Rates subject to change without notice
** Includes: estimated yearly property taxes, Principle & Interest / *** Subject to approval

Home Stats

Price:	$614,800
Bedrooms:	2
Bathrooms	2
Square Ft.	1030
Age:	18
Gross Tax:	$2384.70(2025)
Strata Fees:	$515.47

All Your Mortgage Needs Contact:

Aaron Lochhead
CIBC
T (604) 716 1906

aaron.lochhead@cibc.com

ROYAL LEPAGE

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

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

Our Feature Home

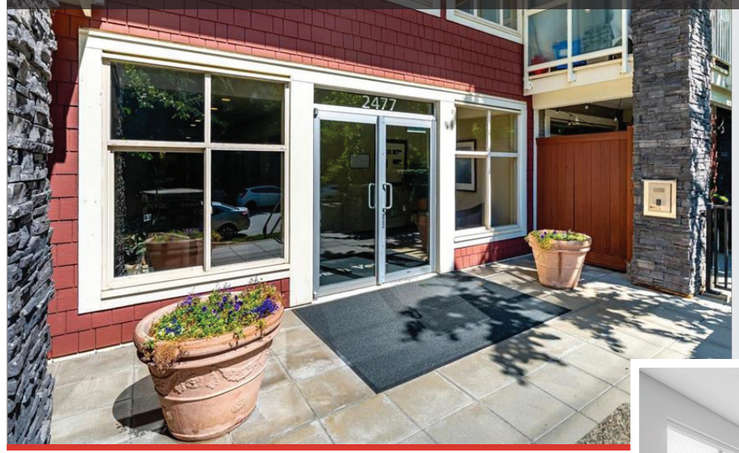


HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

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

Natural Light Throughout **$614,800**

304 2477 Kelly Ave
Port Coquitlam,



Property Highlights

Central Port Coquitlam
Corner Home
Spacious Open Plan
2 Bed, 2 Bath, 1,030 sqft
Bonus: 2 Parking & A/C



Bright Northwest corner home with endless open views of Gates Park, located in Central Port Coquitlam. This 2bed/2bath/1030sqft home complete with A/C will not disappoint! Features: welcoming foyer entrance, spacious open plan, laminate flooring throughout, an abundance of light through tons of windows, well sized kitchen w/granite counters, SS appliances & plenty of cupboard/counter space, breakfast bar, covered balcony & cozy F/P. The open living/dining area is perfect for entertaining. The spacious primary fits a king size bed, has excellent closet space & 4pc ensuite. The second bed is well sized. A location that can't be beat, close to: parks, recreation, shops, transit, shopping, West Coast Express & more. Bonus: 2 parking spots. Act Now!





ROYAL LEPAGE

Royal LePage West Real Estate Services
2185 Austin Ave, Coquitlam, BC V3K3R9
T 604 939 6666 **F** 604 909 2666

WWW.HAFEZREALTY.COM
WWW.LIVEATSIMONFRASER.COM

HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

604.377.3689 | hafez@hafezrealty.com | www.hafezrealty.com



304 2477 Kelly Avenue
Port Coquitlam, BC

LIVING AREA	1,030 SF
DECK	89 SF
CEILING HEIGHT	9'

N

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. Actual square footage may vary +/-2%. E&O insured.
Total square footage might be lower or higher consistent with state standards.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

Valid Until: May 22, 2027

ROYAL LEPAGE WEST REAL ESTATE SERVICES

UPLAN.CO BUILD UP YOUR PLAN

360 hometours.ca since 2006