



Mortgage Information

Price: $1,948,800	5%	10%	20%
Min. Down Payment Required	$97,440.00	$194,880.00	$389,760.00
First Mortgage	$1,851,360.00	$1,753,920.00	$1,559,040.00
Insurance Premium	$54,615.12	$38,586.24	n/a
Total Mortgage	$1,905,975.12	$1,792,506.24	$1,559,040.00
Monthly Mortgage Payment	$10,172.01	$9,566.44	$8,320.45
Total Monthly Payments**	$10,330.14	$9,724.57	$8,478.58
Combined Income Required***	$390,192.90	$367,483.92	$320,759.39

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

Home Stats

Price:	$1,948,800
Bedrooms:	6
Bathrooms	4
Square Ft.	3,058sqft
Age:	76
Gross Tax:	$5,922.44 (2025)
Lot Size:	6,993 sqft

All Your Mortgage Needs Contact:

Aaron Locchead
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

Central Coquitlam Location — $1,948,800

1047 Winslow Avenue
Coquitlam



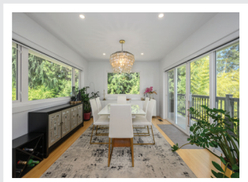
Property Highlights

Completely Renovated
Across Blue Mountain Park
6 Bed, 4 Bath, 3,058sqft
6993 sqft Lot
1 Bedroom Basement Suite

Stunning. Completely renovated. Unbeatable location. Your dream home awaits! This 6bed/4bath/3058sqft home, on a manicured 6993sqft lot in Central Coquitlam, across from Blue Mountain Park, won't disappoint. Main: abundance of natural light, open layout, spacious kitchen, large waterfall island, plenty of cabinets & quartz counters, hi-end SS appls, pot lights throughout, refinished oak floors, cozy gas F/P, large deck & more. The primary w/3pc ensuite & lrg closet, 2 good sized rms & 4pc bath complete this level. Down: 2 more large rms, 3pc bath, laundry & rec rm; all for main lvl living. Benefit from the well lit, above grade 1 bed suite; perfect for the inlaws. Bonus: metal roof, newer furnace w/AC, plenty of parking, tons of storage. 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

ROYAL LEPAGE
WEST REAL ESTATE SERVICES



1047 Winslow Avenue
Coquitlam, BC

LIVING AREA	3,058 SF
MAIN FLOOR	1,445 SF
LOWER FLOOR	1,613 SF

AUXILIARY AREA	669 SF
DECK	425 SF
STORAGE	194 SF
PORCH	50 SF

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%. E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room tities. Area is calculated per ANSI Z765-2003 method.

Valid Until: June 22, 2027

UPLAN.CO
BUILD UP YOUR PLAN

360 nometours.ca
since 2006