











Mortgage Information

Price: $2,398,800	5%	10%	20%
Min. Down Payment Required	$124,940.00	$249,880.00	$499,760.00
First Mortgage	$2,373,860.00	$2,248,920.00	$1,999,040.00
Insurance Premium	$70,028.87	$49,476.24	n/a
Total Mortgage	$2,443,888.87	$2,298,396.24	$1,999,040.00
Monthly Mortgage Payment	$13,042.81	$12,266.33	$10,668.69
Total Monthly Payments**	$13,200.94	$12,424.46	$10,826.82
Combined Income Required***	$497,847.73	$468,729.71	$408,818.35

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:	$2,398,800
Bedrooms:	7
Bathrooms	6
Square Ft.	4,724sqft
Age:	18
Gross Tax:	$7,996.19 (2025)
Lot Size:	9,416 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

Coquitlam West
825 Robinson Street
Coquitlam

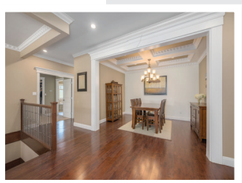
$2,398,800

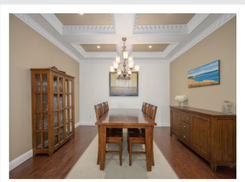


Property Highlights

Central Location
Spacious Layout
7 Bed, 6 Bath, 4,724sqft
9416 sqft Lot
Bonus: Excellent Rental income







Stunning executive style home in desirable Coquitlam West. Offering a functional layout over 2 levels; the perfect home for families, growing or multi-generational & everyone else. This 7bed/6bath/4724sqft home sits on a 9416sqft lot w/lane access, East/West exposure & both a 1 bed & 2 bed suite generating excellent revenue. Main floor: vaulted ceilings, formal living & dining rooms, large kitchen w/eating area, family rm, spice kitchen, granite counters, tons of cabinets & deck overlooking an amazing yard. The primary bedroom has walk-in & 5pc spa-inspired ensuite. 3 beds, 1w/ensuite & main bath complete this level. Down offers: 2pc bath, laundry, large rec room, garage access & storage; all for main living. Close to: Skytrain & all sort of amenities & more. 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

825 Robinson Street
Coquitlam, BC

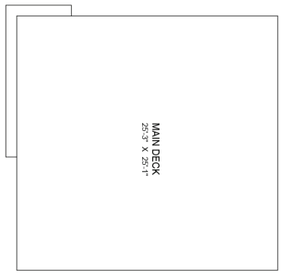
LIVING AREA	**4,724 SF**
MAIN FLOOR	2,531 SF
LOWER FLOOR	2,193 SF
AUXILIARY AREA	**2,360 SF**
FRONT PATIO	548 SF
BACK PATIO	470 SF
MAIN DECK	653 SF
UPPER DECK	228 SF
GARAGE	461 SF

Lower Floor
Ceiling Height: 8'



Main Floor
Ceiling Height: 9'





ROYAL LEPAGE
WEST REAL ESTATE SERVICES

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

HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

Valid Until: July 12, 2027

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 titles. Area is calculated per ANSI Z765-2003 method.

UPLAN.CO
BUILD UP YOUR PLAN

360 hometours.ca
since 2006