



**Hafez Panju**  
 (604) 377 3689  
 hafez@hafezrealty.com

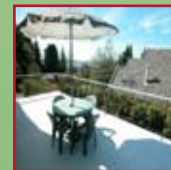
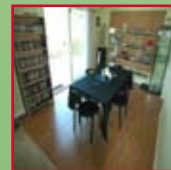
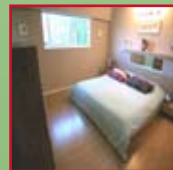


# FEATURE HOME

## Property Highlights

- Cape Horn View Property
- 2,375 sq ft 2 level
- 8,000+ sqft private lot
- 20 \* 40 In-ground heated pool
- 1 bedroom in-law suite

**1985 Peterson Av,  
 Coquitlam  
 \$588,800**



**WOW!!!** What a stunning view! This updated 4bed/3bath home sits on an 8,000 sqft private lot, centrally located in an excellent part of Coquitlam. Cool off by day & gaze by night. Features: spacious layout, master w/ensuite & walk-in closet, newer appliances, laminate floors, double glazed windows, built-in vac, huge deck, RV parking, bonus 20X40 heated in-ground pool & much more. Benefit from a 1 bed in-law residence w/sep laundry & still have your own rec room downstairs. Excellent hwy access, close to schools, shopping & transit. This home will not disappoint and offers something for everyone. Call now to book your private showing! Open House Sept 22 from 1 to 3.





## Mortgage Information

Price:	\$588,800.00	5%	10%	25%
Min. Down Payment Required	\$29,440.00	\$58,880.00	\$117,760.00	\$117,760.00
First Mortgage	\$559,360.00	\$529,920.00	\$471,040.00	\$471,040.00
Insurance Premium	\$18,738.56	\$13,777.92	\$0.00	\$0.00
Total Mortgage	\$578,098.56	\$543,697.92	\$471,040.00	\$471,040.00
Monthly Mortgage Payment	\$3,088.66	\$2,904.86	\$2,516.67	\$2,516.67
Total Monthly Payments**	\$3,324.46	\$3,140.66	\$2,752.47	\$2,752.47
Combined Income Required***	\$127,479.64	\$120,587.31	\$106,029.95	\$106,029.95

Property Purchase Tax	\$13,736.00
Estimated Legal Fees	\$8,000.00
Appraisal Fee	\$280.00
Total Estimated Closing Costs	\$22,016.00

Based on a Conventional Rate of 5.84\*

\* Rates subject to change without notice

\*\* Includes estimated taxes, Principle & Interest

\*\*\* Subject to approved credit and income verification

For Your Mortgage Needs Contact:

Angela Calla  
Dominion Lending Centres

T. (604) 802 3983  
F. (604) 939 8795

E. [acalla@dominionlending.ca](mailto:acalla@dominionlending.ca)  
<http://www.angelacalla.ca>

*“Selected as 1 of 6 top mortgage brokers in BC for 2006 by the Mortgage Brokers Association of BC” & 1 of 8 Canada wide”*