



**604 377 3689**  
hafez@hafezrealty.com



**HAFEZ PANJU**  
LIVEATSIMONFRASER.COM

*Simon Fraser University  
406 -9232 University Cr.*

**\$369,455**

*Property  
Highlights*



- Bright & Like New Condition
- Mountain & City Views
- Spacious Layout
- Excellent Room Separation
- Includes 1 parking and locker
- Live the SFU Lifestyle

Immaculate! Shows very well & offers views of green space, mountain tops & City Lights. You won't be disappointed. This bright 2bed/2bath, 888sqft home has a spacious open layout & excellent rm separation. Novo II is a concrete building & has balance of 2-5-10 yr warranty. Features: SS apps, granite counters, breakfast bar & lots of cupboard/counter/closet space. The lrg master has 3pc ensuite, walk-in & a view. Enjoy BBQs on the covered oversized balcony. Bonus: locker & parking. Benefit from all UniverCity offers: \$30 3 zone bus-pass, Nesters grocery, brand new elementary, and a host of perks available only to residents. Don't miss your chance to not only live in an area but enjoy a great lifestyle. For more pictures and virtual tours visit [www.liveatsimonfraser.com](http://www.liveatsimonfraser.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 Home Images



## Mortgage Information

## Home Stats

Price: <b>\$369,455</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>
Min. Down Payment Required	\$18,472.75	\$36,945.50	\$73,891.00
First Mortgage	\$350,982.25	\$332,509.50	\$295,564.00
Insurance Premium	\$11,055.94	\$7,980.23	n/a
Total Mortgage	\$362,038.19	\$340,489.73	\$295,564.00
Monthly Mortgage Payment	\$1,704.05	\$1,602.63	\$1,391.17
Total Monthly Payments**	\$1,877.38	\$1,775.96	\$1,564.50
Combined Income Required***	\$73,214.42	\$69,410.99	\$61,481.33

Price:	\$369,455
Bedrooms:	2
Bathrooms:	2
Square Ft.:	888
Age:	5
Gross Tax:	\$2080 (2010)
Strata Fee:	\$293.20

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