

Our Feature Home

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



604 377 3689
hafez@hafezrealty.com



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PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

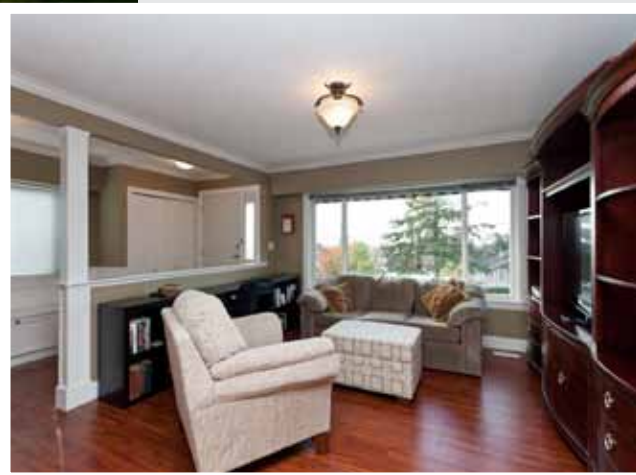
Completely Renovated Rancher \$598,800
345 Mundy Street Coquitlam

Property Highlights



Desirable Coquitlam East
Private Landscaped Yard
Huge 9600 + Sqft Lot
Mid Efficiency Furnace & A/C

Your search is over. Stunning rancher on a huge 9600+sqft lot in desirable Coquitlam East. Top to bottom, in and out, this home has had extensive renovations & shows very well. Top of the line laminate floors, new carpet, crown moldings & double pane windows throughout. Fully reno'ed kitchen, lots cupboard/counter space, granite counters, stone back splash, new cabinets, new appliances & large pantry. 3 excellent sized rooms & fully updated 4 pc bath complement this home. Two large skylights allow for plenty of light. The center piece: gorgeous 3-way gas F/P. Enjoy a private landscaped yard complete w/cedar deck; perfect for BBQs. Mid efficiency furnace w/AC, detached garage & so much more. Act Now! Call today.

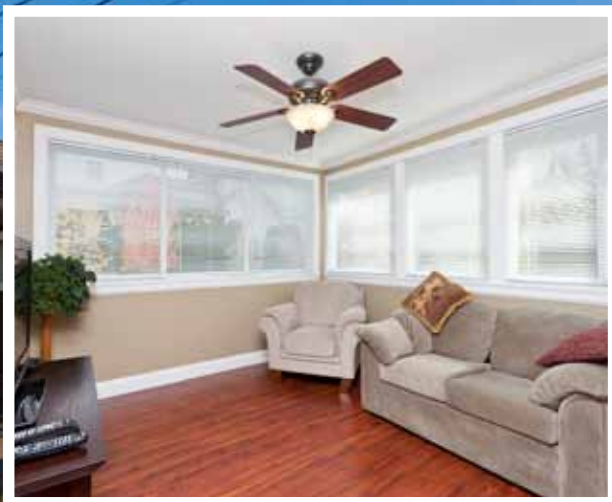


Royal LePage Coronation West
2185 Austin Ave, Coquitlam, BC V3K 3R9

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Feature Homes Images



Mortgage Information

Home Stats

Price: \$598,800	5%	10%	20%
Min. Down Payment Required	\$29,940.00	\$59,880.00	\$119,760.00
First Mortgage	\$568,860.00	\$538,920.00	\$479,040.00
Insurance Premium	\$17,919.09	\$12,934.08	n/a
Total Mortgage	\$586,779.09	\$551,854.08	\$479,040.00
Monthly Mortgage Payment	\$2,761.87	\$2,597.48	\$2,254.76
Total Monthly Payments**	\$3,034.20	\$2,869.82	\$2,527.09
Combined Income Required***	\$116,595.04	\$110,430.57	\$97,578.45

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

Price: \$598,800

Bedrooms: 3

Bathrooms: 1

Square Ft. 1480

Age: 51

Gross Tax: \$ 3267.79 (2011)

Strata Fee: N/A



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