

Our Feature Home

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



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HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE

*Completely Renovated
1985 Peterson Ave.
Coquitlam, Cape Horn*

\$768,500

Property Highlights



Stunning SW Views
Entertainers Paradise
Beautifully Landscaped Lot
4 Bed, 3 Bath, 2,375 sqft.
Bonus: Inground Heated Pool

Entertainers' paradise. Completely renovated top to bottom, in & out. This gorgeous almost 2400sqft/4bed/3bath home sits on a beautifully landscaped 7986sqft lot in a prime Coquitlam location offering impressive SW views. Main: laminate floors, fresh paint, open concept kitchen w/new SS apps & newer cabinets, crown mouldings, master w/ ensuite & large closet, 2 good sized rooms & huge deck. Down: bright & spacious, 1 or 2 bed renovated self-contained suite. Bonus: private fenced yard, heated pool w/all new equipment, hi-eff furnace, new roof, vinyl windows, built-in vac, garage & more. Excellent hwy access, close to schools, shopping & transit. Move right in & throw the pool party of the year! Act Now!



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Our Feature Home

Feature Homes Images



Mortgage Information

Home Stats

Price: \$768,500	5%	10%	20%
Min. Down Payment Required	\$38,425.00	\$76,850.00	\$153,700.00
First Mortgage	\$730,075.00	\$691,650.00	\$614,800.00
Insurance Premium	\$20,077.06	\$13,833.00	n/a
Total Mortgage	\$750,152.06	\$705,483.00	\$614,800.00
Monthly Mortgage Payment	\$3,745.29	\$3,522.27	\$3,069.51
Total Monthly Payments**	\$4,066.94	\$3,843.92	\$3,391.17
Combined Income Required***	\$155,322.72	\$146,959.49	\$129,981.24

Price:	\$768,500
Bedrooms:	4
Bathrooms:	3
Square Ft.:	2,375
Age:	38
Gross Tax:	\$3859.83 (2013)
Lot Size:	7986 sqft.

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:

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