

Our Feature Home



HAFEZ PANJU

PERSONAL REAL ESTATE CORPORATION

TRUST THE VALUE

DIRECT: **604 377 3689**

EMAIL: hafez@hafezrealty.com

Updated Throughout
423 Montgomery St.
Coquitlam, Central Coquitlam

\$1,148,800

Property Highlights



Excellent Central Location
Beautifully Landscaped Yard
7520sqft level lot
4 Bed, 3 Bath, 2420sqft
RV Parking & Large Driveway

Welcome home! Located in desirable Central Coquitlam on a 7520sqft level lot with a beautifully landscaped fully fenced private yard; you won't be disappointed! This 4bed, 3 bath, 2420sqft home has been renovated throughout and shows well. Looking for RV parking, we got you covered with a massive driveway & single car garage. Features: open living & dining rooms, updated kitchen w/ granite counters & SS apps, crown molding, refinished wood floors, 3 excellent sized rooms including master w/2pc ensuite & walk-in closet & updated 4pc main bath. Enjoy year-round outdoor living on the fully covered patio. Below: spacious rec room, laundry area w/plenty of storage & 4th bed, 4pc bath & separate entry. Upgrades: 6-year roof, newer furnace, vinyl windows & more. Act Now!



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
WWW.LIVINGCOQUITLAM.COM

Our Feature Home

Feature Home Images



Mortgage Information

Price: \$1,148,800	5%	10%	20%
Min. Down Payment Required	\$57,440.00	\$114,880.00	\$229,760.00
First Mortgage	\$1,091,360.00	\$1,033,920.00	\$919,040.00
Insurance Premium	\$32,195.12	\$22,746.24	n/a
Total Mortgage	\$1,123,555.12	\$1,056,666.24	\$919,040.00
Monthly Mortgage Payment	\$5,029.44	\$4,730.02	\$4,113.96
Total Monthly Payments**	\$5,402.51	\$5,103.09	\$4,487.03
Combined Income Required***	\$205,406.69	\$194,178.48	\$171,076.04

Based on a Conventional Rate of 3.25 & 25 Year Amortization / * Rates subject to change without notice
 ** Includes: estimated yearly property taxes, Principle & Interest / *** Subject to approval

All Your Mortgage Needs Contact:

MARC LALONDE

Dominion Lending
 T (604) 837-1967

marc@ourmortgageprofessional.com
 www.marclalonde.ca

Home Stats

Price:	\$1,148,800
Bedrooms:	4
Bathrooms:	3
Square Ft.:	2,420
Age:	53
Gross Tax:	\$4,476.85 (2018)
Lot Size:	7,520



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
WWW.LIVINGCOQUITLAM.COM