



604 377 3689
hafez@hafezrealty.com



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
LIVEATSIMONFRASER.COM

*Amazing Rooftop Deck
1001 - 9232 University Cr.*

\$424,800

*Property
Highlights*



- Stunning Views
- Entertainers Delight
- 867 SqFt, 2bed/2bath
- Private 525sqft Rooftop Deck
- 2 Additional Balconies
- 1 Parking and Storage

Gorgeous! The only way to describe this penthouse unit in Novo II, a concrete building located in UniverCity; Vancouver's premier lifestyle neighborhood. This 2bed/2bath/867sqft home is simply a must see. An amazing private 525sqft rooftop deck offering stunning mountain, water & city light views that will exceed your expectations; perfect for entertaining. Brazilian Cherry hardwood & cork floors, SS apps, granite counters, open layout, breakfast bar, storage locker & 2 additional balconies. Master is well sized & has 3pc ensuite. 2bed has southern exposed balcony w/views. Close to: transit, shopping, indoor/outdoor rec. & a host of perks available only to UniverCity residences. Do not miss this one. Act Now!

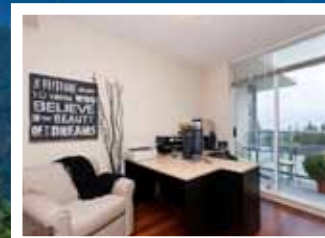


Royal LePage Coronation West
2185 Austin Ave, Coquitlam, BC V3K 3R9

T 604 939 6666 F 604 909 2666
WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM

Our Feature Home

Feature Home Images



Mortgage Information

Home Stats

	5%	10%	20%
Price: \$424,800			
Min. Down Payment Required	\$21,240.00	\$42,480.00	\$84,960.00
First Mortgage	\$403,560.00	\$382,320.00	\$339,840.00
Insurance Premium	\$12,712.14	\$9,175.68	n/a
Total Mortgage	\$416,272.14	\$391,495.68	\$339,840.00
Monthly Mortgage Payment	\$1,959.32	\$1,842.70	\$1,599.57
Total Monthly Payments**	\$2,145.37	\$2,028.75	\$1,785.62
Combined Income Required***	\$83,263.82	\$78,890.63	\$69,773.09

Price:	\$424,800
Bedrooms:	2
Bathrooms:	2
Square Ft.:	867
Age:	5
Gross Tax:	\$2233 (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