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**HAFEZ PANJU**  
LIVEATSIMONFRASER.COM

*Simon Fraser University  
306 -9232 University Cr.*

**\$368,455**

*Property  
Highlights*



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

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 allows rentals & pets. Features: SS apps, granite counters, breakfast bar & lots of cupboard/counter/closet space. The lrg master has 3pc ensuite & walk-in. 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 lifest 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

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# Our Feature Home

## Feature Home Images



## Mortgage Information

## Home Stats

<b>Price: \$368,455</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>
Min. Down Payment Required	\$18,422.75	\$36,845.50	\$73,691.00
First Mortgage	\$350,032.25	\$331,609.50	\$294,764.00
Insurance Premium	\$11,026.02	\$7,958.63	n/a
Total Mortgage	\$361,058.27	\$339,568.13	\$294,764.00
Monthly Mortgage Payment	\$1,699.44	\$1,598.29	\$1,387.40
Total Monthly Payments**	\$1,871.17	\$1,770.02	\$1,559.14
Combined Income Required***	\$72,981.49	\$69,188.35	\$61,280.15

Price:	\$368,455
Bedrooms:	2
Bathrooms:	2
Square Ft.	888
Age:	5
Gross Tax:	\$2060.81 (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**

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