

# 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  
25 1190 Falcon Dr. Coquitlam*

**\$499,800**

*Property  
Highlights*



- Desirable Location
- Modern Open Concept Layout
- Quality Finishing
- Southern Private patio
- Entertainers' Delight

Stunning! Rarely available town home has been completely renovated with quality finishing/workmanship. This gorgeous 2252sqft 2bed+den (3rd bed), 3bath 2 story unit shows incredibly well. Features: open concept living, kitchen w/custom soft close cabinets, heated tile floors, glass back splash, top-end SS apps, granite counters, direct access to garage & more. Huge master offers Brazilian cherry floors, walk-in, ensuite: soaker, cherry cabinets, granite & heated flrs. Down: lrg 2nd bed & den, massive rec rm, fully redone 3pc bath & tons of storage. The list goes on! Bonus: southern private patio w/gas BBQ hookup; perfect for entertaining on summer nights. Centrally located to: transit, shopping & rec. Act Now!

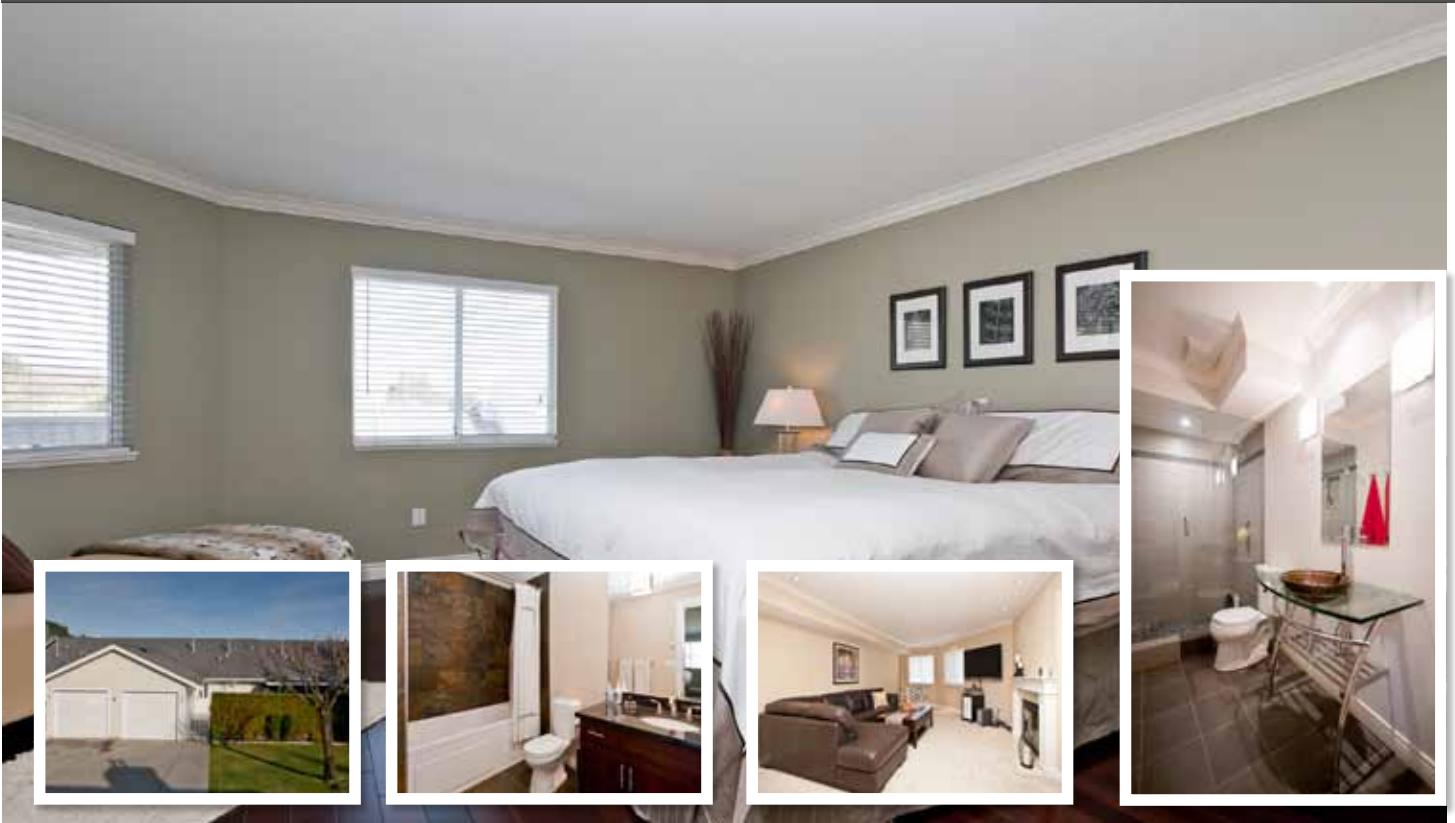


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## Feature Home Images



## Mortgage Information

## Home Stats

Price: <b>\$499,800</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>
Min. Down Payment Required	\$25,422.75	\$50,845.50	\$101,691.00
First Mortgage	\$483,032.25	\$457,609.50	\$406,764.00
Insurance Premium	\$15,215.52	\$10,982.63	n/a
Total Mortgage	\$498,247.77	\$468,592.13	\$406,764.00
Monthly Mortgage Payment	\$2,345.17	\$2,205.58	\$1,914.57
Total Monthly Payments**	\$2,545.43	\$2,405.85	\$2,114.83
Combined Income Required***	\$98,266.17	\$93,031.77	\$82,118.73

Price:	\$499,800
Bedrooms:	2
Bathrooms:	3
Square Ft.:	2252
Age:	23
Gross Tax:	\$2403.18
Strata Fee:	\$290.00

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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