

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

Priced Below Assessed Value **\$624,800**
2271 Lorraine Avenue Coquitlam

Property Highlights



- Desirable Location
- Family Oriented Neighbourhood
- Self Contained Suite
- Huge level 9600 + Sqft lot

Location, Location, Location! Opportunity you do not want to miss. Solid home in desirable Coquitlam neighborhood. Renovate to suit your needs, hold for future plans (potential for excellent rental income) or build your spectacular dream home today. Huge level 9600+ sqft lot, views of Port Mann bridge and Fraser River, family oriented neighborhood, lane access & tons of parking compliment this offering. Large master with huge walk-in closet and 3 pc ensuite. 2nd room can be easily converted back to a 2nd and 3rd rooms, double car garage, large wraparound sundeck & self-contained 1 bed (possibly 2) in-law suite are just some of the present features. Priced well below City Assessed value. Don't miss this one. Act Now! Call for showing details.

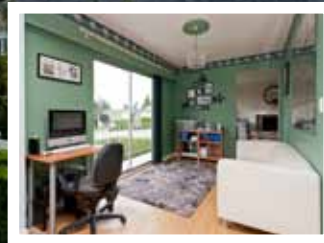


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Feature Homes Images



Mortgage Information

Home Stats

	Price: \$624,800	5%	10%	20%
Min. Down Payment Required	\$31,240.00	\$62,480.00	\$124,960.00	
First Mortgage	\$593,560.00	\$562,320.00	\$499,840.00	
Insurance Premium	\$18,697.14	\$13,495.68	n/a	
Total Mortgage	\$612,257.14	\$575,815.68	\$499,840.00	
Monthly Mortgage Payment	\$2,881.79	\$2,710.26	\$2,352.66	
Total Monthly Payments**	\$3,221.79	\$3,050.27	\$2,692.67	
Combined Income Required***	\$123,629.76	\$117,197.62	\$103,787.46	

Price:	\$624,800
Bedrooms:	3
Bathrooms:	3
Square Ft.:	2620
Age:	43
Gross Tax:	\$ 4080.06 (2011)
Strata Fee:	N/A

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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