Our Feature Home

1% of Net Real Estate Proceeds Donated to *The Kidney Foundation*



604 377 3689
hafez@hafezrealty.com

HAFEZ PANJU
TRUST THE VALUE

Gorgeous Water Views **$639,800**
624 Ioco Rd., Port Moody



Property Highlights

Walking distance to Old Orchard Beach

South Facing with Inlet views

Excellent Central Location

BRAND NEW 95% Efficeincy Furnace







Beautiful Pleasantside Community of Port Moody. The home features: inlet water views & peaceful sounds of creek. Large deck off the kitchen & dining area to enjoy southern view of the inlet. Fresh paint, 3 bed/2bath on main level. The brighwalk-out basement features: rec rm, 4th bedrm w/ensuite, access to a private fenced yard, new deck & hot tub. Brand new 95% efficiency furnace, 3 yr young roof, newer appliances & HW tank. Stroll to Old Orchard Beach Park to launch a canoe or spend a day at the beach. Walk/run/bike trails leading to Rec Centre, Library, Newport Village & Rocky Point park. Daycare facility, schools & transit nearby. Minutes drive to Buntzen Lake, Belcarra, White Pine beach. Act Now

ROYAL LEPAGE

Royal LePage Coronation West
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Feature Homes Images



Mortgage Information

Price: $639,800	**5%**	**10%**	**20%**
Min. Down Payment Required	$31,990.00	$63,980.00	$127,960.00
First Mortgage	$607,810.00	$575,820.00	$511,840.00
Insurance Premium	$19,146.02	$13,819.68	n/a
Total Mortgage	$626,956.02	$589,639.68	$511,840.00
Monthly Mortgage Payment	$2,950.97	$2,775.33	$2,409.14
Total Monthly Payments**	$3,229.56	$3,053.92	$2,687.73
Combined Income Required***	$123,920.89	$117,334.33	$103,602.22

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
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Home Stats

Price:	$639,800
Bedrooms:	4
Bathrooms	3
Square Ft.	2,450
Age:	23
Gross Tax:	$3,343.01
Lot Size:	6,179