

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

Exclusive Location
423 Walker St. Coquitlam

\$864,800

Property Highlights



Park-like lot in Coquitlam

Tree Lined Street

10,564Sqft lot w/75' Frontage

Well Maintained with Updates

1600sqft, 2 bed/1bath

Opportunity Knocks! First time on the market. This 10,564sqft, 75' frontage, park-like lot is located on one of Coquitlam's most desirable streets. What's not to fall in love with: gorgeous quiet tree lined street, exclusive location, surrounded by million dollar plus homes, walking distance to prestigious Vancouver Golf Club, close to: excellent schools, amenities, Skytrain, transit & close enough to main roads but far enough away to offer the perfect balance of privacy and access. All this & a lovely 1600sqft, 2 bed, 1 bath well maintained rancher with many updates. The possibilities are endless: live in the home, hold & build in the future, benefit from rental income or build your custom dream home today. Act now!



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

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Feature Homes Images



Mortgage Information

Home Stats

Price: \$864,800	5%	10%	20%
Min. Down Payment Required	\$43,240.00	\$86,480.00	\$172,960.00
First Mortgage	\$821,560.00	\$778,320.00	\$691,840.00
Insurance Premium	\$25,879.14	\$18,679.68	n/a
Total Mortgage	\$847,439.14	\$796,999.68	\$691,840.00
Monthly Mortgage Payment	\$3,988.75	\$3,751.34	\$3,256.37
Total Monthly Payments**	\$4,305.00	\$4,067.59	\$3,572.62
Combined Income Required***	\$164,250.05	\$155,347.18	\$136,785.86

Price:	\$864,800
Bedrooms:	2
Bathrooms:	1
Square Ft.:	1600
Age:	999
Gross Tax:	\$ 3795.02 (2011)
Lot Size:	10,564

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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