

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

1/2 Duplex Style Town Home **\$574,800**
3 - 3405 Plateau Blvd., Coquitlam

Property Highlights



Desirable Pinnacle Ridge Complex
Beautiful, Bright & Spacious
Stunning Mountain Top Views
3 Bed & Games Room
2 Car Garage & Driveway

Beautiful town home, located in the desirable Pinnacle Ridge. A unique plan offering direct access to Plateau Blvd w/extra long driveway for additional parking & detached home feel. Perched at the top of the complex, enjoy views of prestigious Westwood Plateau golf course, mountains & lush forests. This duplex style 3bed/3bath/2195sqft, 2 level home features laminate flooring & designer paint throughout. Main floor: over height ceilings, formal living/dining rms, separate family rm & eating area, updated kitchen, direct access to 2 car garage & powder. Upstairs: huge master w/walk-in & 5pc deluxe ensuite, 2 generous sized rms, 4pc main bath & games rm (4th bed).

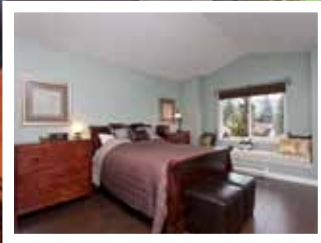


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Feature Homes Images



Mortgage Information

Home Stats

Price: \$574,800	5%	10%	20%
Min. Down Payment Required	\$28,740.00	\$57,480.00	\$114,960.00
First Mortgage	\$546,060.00	\$517,320.00	\$459,840.00
Insurance Premium	\$17,200.89	\$12,415.68	n/a
Total Mortgage	\$563,260.89	\$529,735.68	\$459,840.00
Monthly Mortgage Payment	\$2,651.17	\$2,493.37	\$2,164.39
Total Monthly Payments**	\$2,895.92	\$2,738.12	\$2,409.14
Combined Income Required***	\$111,409.56	\$105,492.16	\$93,155.15

Price:	\$574,800
Bedrooms:	3
Bathrooms:	3
Square Ft.:	2195
Age:	13
Gross Tax:	\$2937.35 (2010)
Strata Fee:	\$249.00

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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