









## Mortgage Information

| Price: $1,198,800 | 5% | 10% | 20% |
|---|---|---|---|
| Min. Down Payment Required | $59,940.00 | $119,880.00 | $239,760.00 |
| First Mortgage | $1,138,860.00 | $1,078,920.00 | $959,040.00 |
| Insurance Premium | $33,596.37 | $23,736.24 | n/a |
| Total Mortgage | $1,172,456.37 | $1,102,656.24 | $959,040.00 |
| Monthly Mortgage Payment | $6,257.29 | $5,884.77 | $5,118.31 |
| Total Monthly Payments** | $6,415.42 | $6,042.91 | $5,276.44 |
| Combined Income Required*** | $243,390.86 | $229,421.48 | $200,678.98 |

Based on a Conventional Rate of 3.50 & 30 Year Amortization / * Rates subject to change without notice
** Includes: estimated yearly property taxes, Principle & Interest / *** Subject to approval

## Home Stats

| | |
|---|---|
| Price: | $1,198,800 |
| Bedrooms: | 4 |
| Bathrooms | 4 |
| Square Ft. | 3,218sqft |
| Age: | 10 |
| Gross Tax: | $7,950.78 (2025) |
| Lot Size: | 25,478sqft |


*All Your Mortgage Needs Contact:*

**Aaron Locchead**
CIBC
**T (604) 716 1906**

aaron.lochhead@cibc.com

ROYAL LEPAGE

Royal LePage West Real Estate Services
2185 Austin Ave, Coquitlam, BC V3K 2Y5
**T** 604 939 6666 **F** 604 909 2666

**WWW.HAFEZREALTY.COM**
WWW.LIVEATSIMONFRASER.COM







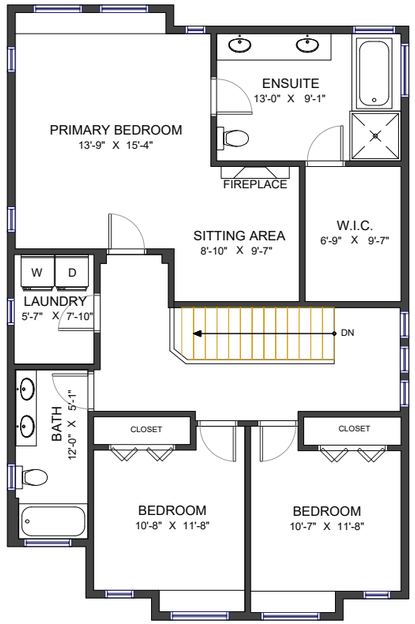



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE
604.377.3689 | hafez@hafezrealty.com | www.hafezrealty.com

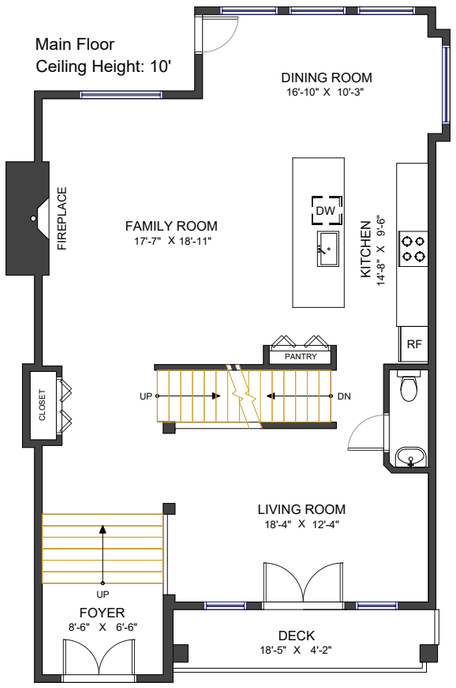
# 10433 248 Street
# Maple Ridge, BC

| | |
|---|---|
| LIVING AREA | 3,218 SF |
| MAIN FLOOR | 1,207 SF |
| UPPER FLOOR | 1,129 SF |
| LOWER FLOOR | 882 SF |

| | |
|---|---|
| AUXILIARY AREA | 567 SF |
| DECK | 82 SF |
| GARAGE | 421 SF |
| CRAWL SPACE | 64 SF |

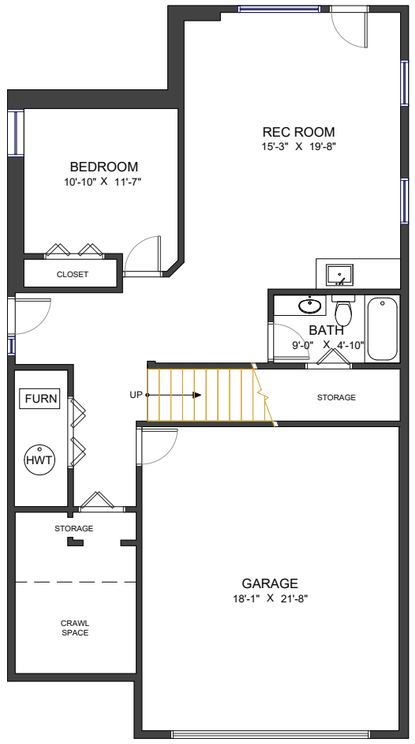



Upper Floor
Vaulted Ceiling: 11'-6"




Main Floor
Ceiling Height: 10'

Lower Floor
Ceiling Height: 8'




Valid Until: June 3, 2027

ROYAL LEPAGE WEST REAL ESTATE SERVICES

N

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

UPLAN.CO BUILD UP YOUR PLAN

360 hometours.ca since 2006

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

# Our Feature Home



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
TRUST THE VALUE
DIRECT: 604 377 3689 EMAIL: hafez@hafezrealty.com

***Gorgeous Views*** **$1,198,800**
*10433 248 Street*
*Maple Ridge, Albion*



## *Property Highlights*

Desirable Cul-de-Sac Street
Massive 25K+sqft Lot
Open & Spacious Layout
4 Bed, 4 Bath, 3,218sqft
Easy to Suite



Your search ends here! Perched at the top of the cul-de-sac, on a massive 25K lot, offering 270 degree mountain and city scape views sits your new home! This gorgeous 4bed/4bath/3lvl/3218sqft home will not disappoint. Main: grand foyer, abundance of natural light, 10' ceilings, great room style layout w/family & dining areas, massive kitchen w/tons of cupboard & counter space, large island, formal living area, 2pc powder rm, gas F/P & direct yard access. Up: generous primary w/5pc ensuite, pass-through closet & siting area w/fireplace. 2 spacious rooms, 5pc bath & laundry complete this level. Down offers: garage access, bedrm, 4pc bath & large rec room & wet bar; easily suited. Bonus: tons of storage, A/C & close to: outdoor, rec. MTB trails, schools & amenities. Act Now!





ROYAL LEPAGE
Royal LePage West Real Estate Services
2185 Austin Ave, Coquitlam, BC V3K3R9
T 604 939 6666 F 604 909 2666
WWW.HAFEZREALTY.COM
WWW.LIVEATSIMONFRASER.COM