

Simon Fraser University 406 -9232 University Cr. \$369,455

#### Property Highlights



Bright & Like New Condition Mountain & City Views Spacious Layout **Excellent Room Seperation** Includes 1 parking and locker Live the SFU Lifestyle

Immaculate! Shows very well & offers views of green space, mountain tops & City Lights. You won't be disappointed. This bright 2bed/2bath, 888sqft home has a spacious open layout & excellent rm separation. Novo II is a concrete building & has balance of 2-5-10 yr warranty. Features: SS apps, granite counters, breakfast bar & lots of cupboard/counter/closet space. The Irg master has 3pc ensuite, walk-in & a view. Enjoy BBQs on the covered oversized balcony. Bonus: locker & parking. Benefit from all UniverCity offers: \$30 3 zone bus-pass, Nesters grocery, brand new elementary, and a host of perks available only to residents. Don't miss your chance to not only live in an area but enjoy a great lifestyle. For more pictures and virtual tours visit www.liveatsimonfraser.com

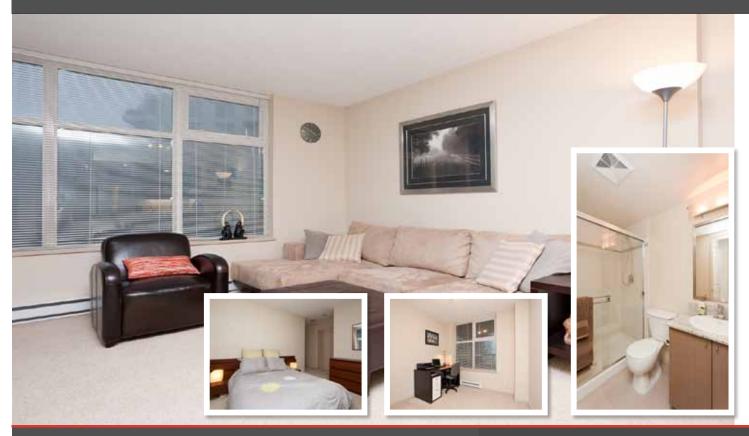






# Our Feature Home

### Feature Home Images



### Mortgage Information

## Home Stats

Price: \$369,455	5%	10%	20%
Min. Down Payment Required	\$18,472.75	\$36,945.50	\$73,891.00
First Mortgage	\$350,982.25	\$332,509.50	\$295,564.00
Insurance Premium	\$11,055.94	\$7,980.23	n/a
Total Mortgage	\$362,038.19	\$340,489.73	\$295,564.00
Monthly Mortgage Payment	\$1,704.05	\$1,602.63	\$1,391.17
Total Monthly Payments**	\$1,877.38	\$1,775.96	\$1,564.50
Combined Income Required***	\$73,214.42	\$69,410.99	\$61,481.33

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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T (604) 937 8888 / F (604) 937 7283

Price:	\$369,455	
Bedrooms:	2	
Bathrooms	2	
Square Ft.	888	
Age:	5	
Gross Tax:	\$2080 (2010)	
Strata Fee:	\$293.20	

