



Mortgage Information

Price: \$624,800	5%	10%	20%
Min. Down Payment Required	\$31,240.00	\$62,480.00	\$124,960.00
First Mortgage	\$593,560.00	\$562,320.00	\$499,840.00
Insurance Premium	\$17,510.02	\$12,371.04	n/a
Total Mortgage	\$611,070.02	\$574,691.04	\$499,840.00
Monthly Mortgage Payment	\$2,735.37	\$2,572.53	\$2,237.47
Total Monthly Payments**	\$2,949.70	\$2,786.86	\$2,451.80
Combined Income Required***	\$113,426.43	\$107,319.72	\$94,754.95


Based on a Conventional Rate of 3.0 & 30 Year Amortization / * Rates subject to change without notice
** Includes: estimated yearly property taxes, Principle & Interest / *** Subject to approval

All Your Mortgage Needs Contact:
MICHAEL HALLET
Dominion Lending
T (604) 616-2266

michael@hallettmortgage.com
www.hallettmortgage.ca

Home Stats

Price:	\$624,800
Bedrooms:	2+den
Bathrooms	2
Square Ft.	946sqft
Age:	18
Gross Tax:	\$1,576.69
Strata Fee:	\$498.63



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

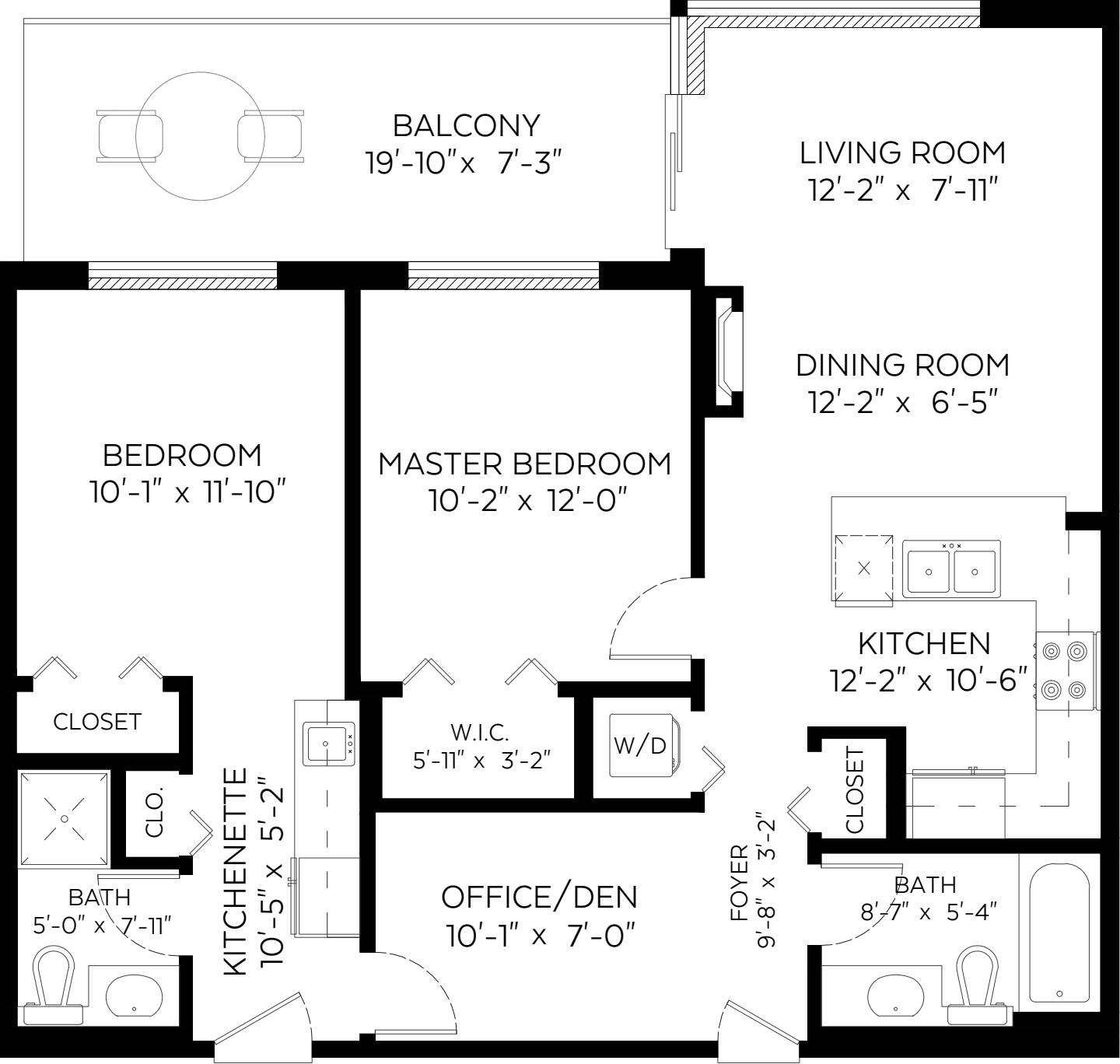
WWW.HAFEZREALTY.COM
WWW.LIVEATSIMONFRASER.COM



#209-9288 University Crescent,
Burnaby, B.C.

Main Floor:	946 sq.ft.
Ceiling Height:	8 ft.
Auxiliary Area	
Balcony:	144 sq.ft.

SCALE
0' 5'



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



Our Feature Home

Live at Simon Fraser

604 377 3689
hafez@hafezrealty.com



HAFEZ PANJU
PERSONAL REAL ESTATE CORPORATION
LIVEATSIMONFRASER.COM

Stunning Views
209 9288 University Cr.
Burnaby, Simon Fraser University

\$624,800 *Property Highlights*



Unique 2-In-1 Layout
2 Bed +Den, 2 Bath, 946sqft
147 sqft Covered Balcony
Bonus: Rental + Pet Friendly

WAIT! What? An apartment with potential mortgage helper? This unique 2-in-1 is located in Novo 1, a concrete, rental & pet friendly building in SFU, UniverCity. This 2bed+den/2bath/946sqft home w/huge 147sqft covered balcony & views won't disappoint. Enjoy the entire unit yourself or lock off the studio w/separate entry & have two units. Features: an open plan, spacious kitchen w/granite counters, SS apps & breakfast bar, laminate floors, F/P, large living & dining areas & plenty of windows. Both bedrooms are well sized w/plenty of closet space. Bonus: 1 parking. Close to: transit, shopping, indoor/ outdoor recreation & a host of perks available only to UniverCity residences. Do not miss your chance to enjoy living in this great lifestyle neighborhood! Act Now. Call for showings.

