



**MLS MLS® R2115908**  
**Price: \$2,085,000**

Type Detached  
Bedrooms 5  
Bathrooms 2  
Interior Floor 1,868 Sq Ft  
Storeys 2  
Land Size 9,600 Sq Ft  
View Ocean, Lions Gate, Downtown  
Title Freehold



**236 Balmoral Road West, North Vancouver**

Come enjoy STUNNING PANORAMIC VIEWS in North Vancouver! Endless SW views across the Salish Sea to Vancouver Island. Enjoy incredible sunsets, cruise ships and fireworks from the beautifully landscaped yard w/massive new deck. The top floor offers open living and dining rooms. There are 3 bedrooms up. 2 have views over Canada Place and harbour. Downstairs are 2 large bedrooms, one with fireplace. A laundry room w/ shower, along w/ a workshop/storage area. Come live the dream. Move in today or build.

	20%	25%	60.43%
<b>Down Payment</b>			
<b>Amortization</b>	30 yrs	30 yrs	30 yrs
<b>Rate</b>	2.39%	2.39%	2.39%
Down Payment	\$417,000.00	\$521,250.00	\$1,260,000.00
First Mortgage	\$1,668,000.00	\$1,563,750.00	\$825,000.00
Mortgage Insurance (CMHC)	\$0.00	\$0.00	\$0.00
<b>Total Financing</b>	<b>\$1,668,000.00</b>	<b>\$1,563,750.00</b>	<b>\$825,000.00</b>

<b>Monthly Costs</b>			
Mortgage Payments	\$6,485.46	\$6,080.13	\$3,207.74
Heating	\$100.00	\$100.00	\$100.00
Property Taxes	\$548.16	\$548.16	\$548.16
Condo/Maintenance Fees	\$0.00	\$0.00	\$0.00
<b>Total Payment</b>	<b>\$7,133.62</b>	<b>\$6,728.29</b>	<b>\$3,855.90</b>

*Rates are subject to purchaser & property qualification and can change without notice. O.A.C., E & O.E.*

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