505 5700 LARCH STREET
Vancouver West, V6M 4E2

Bedrooms: 2
Bathrooms: 2
Floor Area: 1,370 sqft
Taxes: $3,591 / 2019
Type: Apartment Unit

$/SqFt: $947
Maint. Fees: $738
Lot Size: 0 Sq.Ft.
Frontage: 0.00
Year Built: 1998
Depth: 
Basement: Separate Entry

Features: Air Conditioning,
ClothWsh/Dryr/Frdg/Stve/DW,
Drapes/Window Coverings, Garage Door
Opener, Intercom, Microwave, Smoke
Alarm

Amenities: Bike Room, Elevator, In Suite Laundry,
Storage, Wheelchair Access

View: NORTH SHORE MOUNTAINS

ELM PARK PLACE IS A TESTAMENT TO GRACIOUS LIVING IN THE HEART OF KERRISDALE. This NE corner 1370 sf suite was designed by Richard Henriquez & developed by Michael Geller. The spacious layout offers a sunny solarium breakfast room with access to the large circular tiled balcony which has ample room for garden furniture and plants. Two bedrooms and a den. The master ensuite has been completely renovated. AIR CONDITIONING for comfortable summer living. Steps to shops on the High Street, bus, Kerrisdale Community Centre, library and Elm Park. No age restrictions. Close to great schools & UBC. 2 pets allowed, dogs or cats. Concrete construction, elegant lobby and well appointed function room at the entrance, gas fireplace, large locker, 2 SS parking & bike room. Cal
505 5700 LARCH STREET Vancouver West, V6M 4E2

MLS# R2475463
List Price: $1,298,000

Listing Broker: Royal LePage Sussex
**Mortgage Details**

**Listing Price**

$1,298,000

505 5700 LARCH STREET, Vancouver West BC

<table>
<thead>
<tr>
<th>Rate</th>
<th>Downpayment</th>
<th>Mortgage</th>
<th>CMHC/GE Fee (2)</th>
<th>Total Mortgage</th>
<th>25Am Monthly P&amp;I (3)</th>
<th>30Am Monthly P&amp;I (4)</th>
<th>Am (6)</th>
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<tbody>
<tr>
<td>5%</td>
<td>$64,900</td>
<td>$1,233,100</td>
<td>$33,910</td>
<td>$1,267,010</td>
<td>$4,223</td>
<td>$3,531</td>
<td>$3,528</td>
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<tr>
<td>10%</td>
<td>$129,800</td>
<td>$1,168,200</td>
<td>$23,364</td>
<td>$1,191,564</td>
<td>$3,972</td>
<td>$3,321</td>
<td>$3,318</td>
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<td>15%</td>
<td>$194,700</td>
<td>$1,103,300</td>
<td>$19,308</td>
<td>$1,122,608</td>
<td>$3,742</td>
<td>$3,129</td>
<td>$3,126</td>
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<td>20%</td>
<td>$259,600</td>
<td>$1,038,400</td>
<td>$0</td>
<td>$1,038,400</td>
<td>$3,461</td>
<td>$2,894</td>
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<tr>
<td>35%</td>
<td>$454,300</td>
<td>$843,700</td>
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<td>$843,700</td>
<td>$2,812</td>
<td>$2,351</td>
<td>$2,349</td>
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</table>

Based on a rate of 4.79% interest rate.

(1) Rates are subject to change at any time without notice. (2) Monthly Payments are based on 25 year amortization of Mortgage principal and interest only. (3) Based on 5 year fixed rate with 25 year Amortization (4) Based on 5 year fixed rate with 30 year Amortization (5) Based on VRM (Variable Rate Mortgage with 30 year Amortization)

**Current Variable mortgage Rate:** 2.20%

**Current Prime Rate:** 2.70%

<table>
<thead>
<tr>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Prime</td>
<td>2.85%</td>
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<tr>
<td>Variable</td>
<td>2.20%</td>
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<tr>
<td>1 Year</td>
<td>2.99%</td>
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<tr>
<td>3 Year</td>
<td>3.44%</td>
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<tr>
<td>4 Year</td>
<td>3.94%</td>
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<tr>
<td>5 Year</td>
<td>4.79%</td>
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<tr>
<td>10 Year</td>
<td>6.50%</td>
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<tr>
<td><strong>Qualifying Rate</strong></td>
<td><strong>3.14%</strong></td>
</tr>
</tbody>
</table>

**Matt Chen / Mortgage Broker**
matt@mortgageplan.ca

**Matt Chen Mortgage Team**

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Calgary: 403.930.5065 / Toronto: 647.692.1172

http://www.mortgageplan.ca