



SIGRID WILCOX

INNOVATIVE REAL ESTATE

PORT COQUITLAM'S LEADER IN REAL ESTATE SALES & MARKETING



416-2307 RANGER LANE, PORT COQUITLAM, BC

PEACEFUL UNIT OVERLOOKING VIEW OF THE MOUNTAINS

\$749,000

Master Planned Community - FREMONT VILLAGE built by Prestigious MOSAIC HOMES. Immaculate 2 bedroom and 2 Bathroom Penthouse in Light Color Scheme has 16' Tall Ceilings with Oversized Windows letting in an Abundance of Natural Light. The Gourmet Kitchen boasts S/S Appliances, Gorgeous Cabinetry, Quartz Counters & Luxury Vinyl Flooring. In-floor Radiant Heat & Hot Water included in Strata Fee. Spa-Like bathrooms are an added feature + over \$5,000 in upgrades. Enjoy your large balcony and take in the amazing views to the North + In Suite Storage for your convenience. Exclusive access to the RIVER CLUB with over 12,500sf of amenities to enjoy year round. Rentals Allowed and Pets are Welcome with some Restrictions. Conveniently located Near Shopping Center, all Modes of Transport, Top Schools & Traboulay Trail.



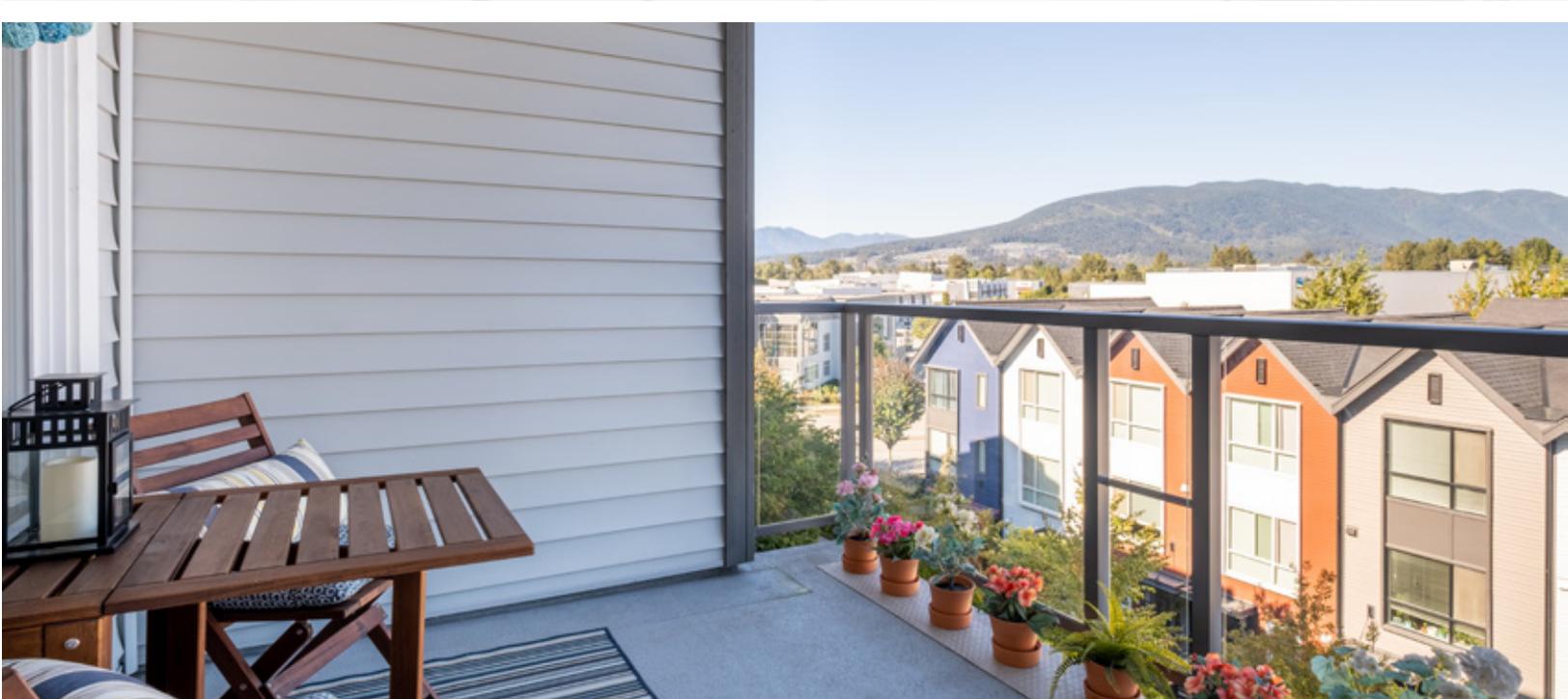
DETAILS

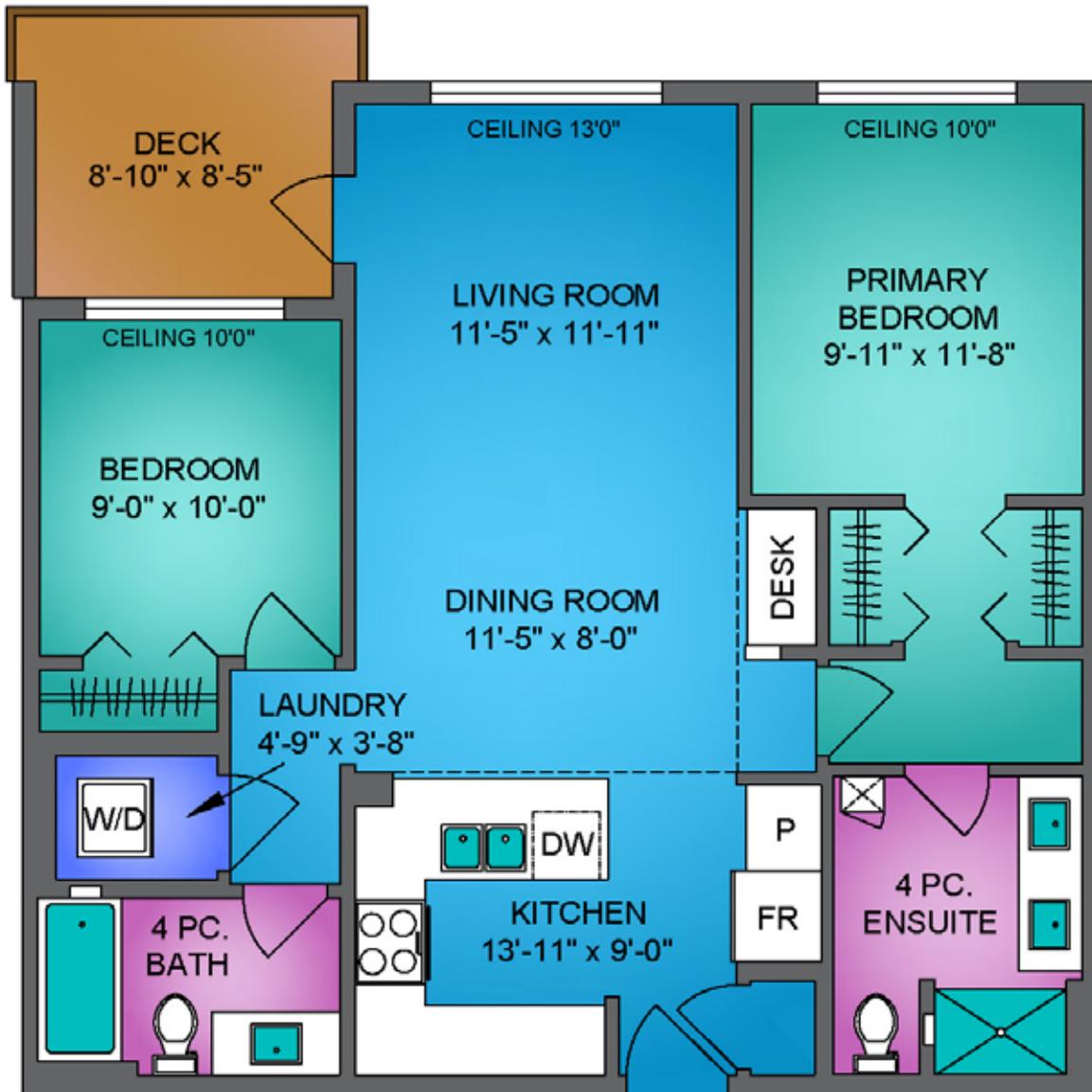
MLS:	#R2725347
COMPLEX:	FREMONT GREEN SOUTH
YEAR BUILT:	2016
TYPE:	ATTACHED
STYLE:	PENTHOUSE / CONDO
STORIES:	ONE STOREY
LIVING SPACE:	897 SF
BEDROOMS:	TWO (2)
BATHROOMS:	TWO (2) 4 PIECES
FIREPLACE:	NONE
HEATING:	RADIANT IN-FLOOR
INCLUSIONS:	CLOTHES WASHER/DRYER, FRIDGE, STOVE, DISHWASHER, MICROWAVE HOODFAN, LIGHTING, WINDOW COVERINGS, SPRINKLERS & SECURITY (ROUGHED IN)
OUTDOOR SPACE:	BALCONY
PARKING:	ONE (1)
LOCKER:	NONE (IN-SUITE STORAGE)
EXPOSURE:	NORTH
VIEW:	EXQUISITE VIEW TO THE MOUNTAINS
UPGRADES:	\$5,000+ SPENT; DESIGNER BLINDS, WINDOW SCREENS, WIZARD SCREEN DOOR CEILING FAN, CUSTOM LIGHTING, BUILT IN LINEN CABINET & FLOATING SHELVES.
MAINTENANCE FEE:	\$371.97
MAINTENANCE FEE INCLUDES:	RADIANT HEAT, HOT WATER, GARBAGE PICK UP, GARDENING, MANAGEMENT & RECREATION CENTRE
AMENITIES:	EXERCISE CENTRE, BASKETBALL/SPORTS COURT, CHILD MINDING SPACE, PARTY ROOM, OUTDOOR POOL & DOG WASHING STATION
WARRANTY:	BALANCE OF 2/5/10 YEAR WARRANTY
GROSS TAXES (ANNUAL):	\$2,023.76













SIGRID WILCOX
PERSONAL REAL ESTATE CORPORATION

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

WESTCOASTREALESTATE.COM

604 862 7510



SCAN ME