

R2301909 25 2380 RANGER LANE Residential Attached
Townhouse Port Coquitlam \$759,900 (LP)
Riverwood
V3B 0M4



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: 2016
Bedrooms: 2 Age: 2
Lot Area Bathrooms: 3 Zoning: RTH3
Floor Plain: Full Baths: 3 Gross Taxes: \$2,542.99
Rear Yard Half Baths: 0 For Tax Year: 2017
Exp: Maint. Fee: \$220.00 P.I.D.: 029-840-414
Mgmt. Co's Name: GATEWAY
Mgmt. Co's Phone: 604-635-5000
View:
Complex / Subdiv:
Services Connected: Community,Electricity,Sanitary Sewer,Storm Sewer,Water

Style of Home: 3 Storey Total Parking: 2 Covered Parking: 2 Parking Access: Rear
Construction: Frame - Wood Parking: Add. Parking Avail.,Garage; Single,Visitor Parking
Exterior: Vinyl,Wood Dist. to Transit: Dist. to School Bus:
Foundation: Concrete Perimeter Units in Development: 111 Total Units in Strata: 111
Rain Screen: Full Title to Land: Freehold Strata
Renovations: Property Disc.: Yes
of Fireplaces: 0 PAD Rental:
Fireplace Fuel: Fixtures Leased:
Water Supply: City/Municipal Fixtures Rmvd:
Fuel/Heating: Electric Floor Finish: Laminate
Outdoor Area: Balcny(s) Patio(s) Dck(s),Fenced Yard
Type of Roof: Asphalt

Maint Fee Inc: Garbage Pickup,Gardening,Management,Recreation Facility,Snow removal
Legal: PL EPS2700 LT 25 BLK 6N LD 36 SEC 9 RNG 1E. GROUP 1, TOGETHER WITH AN INTEREST I
Amenities: Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center
Site Influences: Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stv e/DW,Smoke Alarm,Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'		x			x	
Main	Dining Room	11' x 11'		x			x	
Main	Kitchen	14' x 12'6		x			x	
Above	Bedroom	14' x 10'		x			x	
Above	Bedroom	12' x 12'		x			x	
Above	Nook	5'9 x 7'7		x			x	
Below	Den	11'2 x 6'10		x			x	
		x		x			x	
		x		x			x	
		x		x			x	

Finished Floor (Main):	592	# of Rooms: 7 # of Kitchens: 1 # of Levels: 3	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	571	Crawl/Bsmt. Height:	1	Bsmt	4	No
Finished Floor (Below):	295	Restricted Age:	2	Above	4	No
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:	3	Above	4	Yes
Finished Floor (Total):	1,458 sq. ft.	# or % of Rentals Allowed:	4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed	5			
Grand Total:	1,458 sq. ft.	Basement: Part	6			
			7			
			8			

Listing Broker(s): Royal LePage Sterling Realty
JUST LIKE NEW! For this 1458 Sq.Ft 3-level townhome. Features den with full bath on the lower level (could be a bedroom). Open concept with laminate floors on the main with lots of light and north side mountain view, 3 full bathrooms,\$19,000 in upgrades (location, quartz countertops throughout, washer & dryer, light in dining room. R/I alarm system, double the RJ45 data drops. Late possession preferred & seller will consider rent back until February. Fantastic amenities at the RIVER CLUB with outdoor pool, gym, basketball court, kids play area, community garden, bike wash, dog wash & more. Visitor parking outside your door. Rentals allowed, pets allowed with restrictions.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

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This communication is not intended to solicit properties already listed for sale.

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LISTING features

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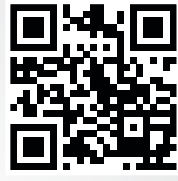


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TAKE THE TOUR

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Price	\$759,900
Tax	\$2542.99/2017
Maint	\$220.00
Size	1,458 sf
Bedrooms	2
Bathrooms	3