

HOUSE-SIZED TOWNHOME ON THE PLATEAU

22 - 1765 PADDOCK DRIVE, COQUITLAM



Gorgeous 2 storey with basement, 4 bedroom + office and 4 bathroom townhouse at the family friendly Worthing Green complex in scenic Westwood Plateau. This updated house-sized home is in pristine condition and is sure to check all the boxes. Featuring engineered hardwood floors, granite counters, beautiful drapery, a formal dining room + eating area, a family room + loads of storage and more! Cozy gas fireplace in the living room with sliders to a private balcony overlooking your very own fenced backyard. King sized master bedroom with walk-in closet and 4pc ensuite. Large double car garage plus a 2 car driveway. Conveniently located opposite Hampton Park Elementary school with all amenities close by including, shopping, Westwood Plateau Golf & Country Club and tons of trails for your hiking or mountain biking pleasure. A home memories are made of!





LOCAL REAL ESTATE ADVISOR

■ 604.340.4400 ⊠ info@reimers.ca ∰ www.reimers.ca

我们也说国语和粤语. 买卖房屋? 请致电1.888.515.8881

Active R2708076 Board: V

Foundation:

ROYAL LEPAGE

WEST REAL ESTATE SERVICES

22 1765 PADDOCK DRIVE Coquitlam Westwood Plateau

Residential Attached \$1,199,000 (LP) 🚥





V3E 3J1 Sold Date: If new, GST/HST inc?: Meas. Type: Feet Bedrooms: Frontage(feet): 0.00 Frontage(metres): 0.00 Depth / Size (ft.): O

Bathrooms: 4 3 Full Baths: Half Baths: 1

Covered Parking: 2

Parking: Garage; Double, Open, Visitor Parking

4

Age: 24 Zoning: RES Gross Taxes: \$3,938.08 For Tax Year: 2021

Original Price: \$1,199,000

Approx. Year Built: 1998

P.I.D.: 023-617-608 Tax Inc. Utilities?: No Tour: Virtual Tour URL

Dist. to School Bus: 1 BLK

Parking Access: Front

Complex / Subdiv: WORTHING GREEN

Total Parking: 4

Yes: MOUNTAIN

0.00

First Nation Reserve:

Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior:

Brick, Mixed, Vinvl Concrete Perimeter

Renovations: Partly Reno. Year: # of Fireplaces: 1 R.I. Fireplaces: Rain Screen: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric, Forced Air R.I. Plumbina:

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Metered Water:

Fixtures Rmvd: No:

Property Disc.: Yes

Fixtures Leased: No:

Floor Finish: Hardwood, Tile

Dist. to Public Transit: 1 BLK

Title to Land: Freehold Strata

Type of Roof: Wood

STRATA LOT 22, PLAN LMS2623, SECTION 23, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Legal:

Amenities: In Suite Laundry

Site Influences: Golf Course Nearby, Private Setting, Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In

Finished Floor (Main): 775 Finished Floor (Above) 910 0 Finished Floor (AbvMain2): Finished Floor (Below): 785

Finished Floor (Basement): Ω Finished Floor (Total): 2,470 sq. ft. Unfinished Floor: 0

Grand Total: 2,470 sq. ft.

Suite: None Basement: Fully Finished, Separate Entry Crawl/Bsmt Ht. # of Levels: 3 # of Kitchens: 1 # of Rooms: 13

Units in Development: 27 Exposure: West

Mgmt. Co's Name: PROFILE PROPERTIES

Maint Fee: \$391.47

Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions # of Pets: 2 Cats:Yes Dogs: Yes

Restricted Age: # or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:

Floor Dimensions Main Living Room 14'7 x 13'7 Main Dining Room 10'4 x 10'1 Main Kitchen 10'7 x 10'3 Main Eating Area 9'11 x 9'4 Main 15'4 x 11'4 Fover Master Bedroom Above 14'2 x 13'7 Above Bedroom 13'8 x 9'7

Floor Above Walk-In Closet Below Family Room Below Bedroom Relow Office Below Storage

Dimensions 10'2 x 4'9 14'7 x 13'8 15'0 x 10'3 9'11 x 10'8 9'6 x 7'3

Above Above Below Main

Tot Units in Strata:

Storeys in Building:

Council/Park Apprv?:

Mgmt. Co's #:

Bath

3

4

5

6

Floor # of Pieces 4 3

Ensuite? Yes No No

Locker:

604-464-7548

Listing Broker(s): Royal LePage West Real Estate Services

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

FLOORPLAN

22 - 1765 PADDOCK DRIVE, COQUITLAM

Total: 2470 sq ft

Below Level: 785 sq ft Main Level: 775 sq ft Above Level: 910 sq ft

Excluded area: Balcony: 105 sq ft Garage: 358 sq ft

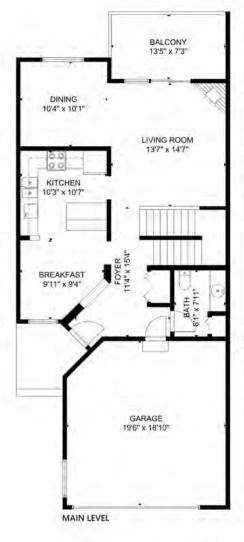
OFFICE/DEN

9'11" x 10'8'

BELOW LEVEL



STORAGE 9'6" x 7'3"





MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT





PASSIONATE AND INFORMED REAL ESTATE SERVICE YOU CAN DEPEND ON!

