



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!



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Active
R2708076
Board: V
Townhouse

22 1765 PADDOCK DRIVE
Coquitlam
Westwood Plateau
V3E 3J1

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



Sold Date: If new, GST/HST inc?: Original Price: \$1,199,000
Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1998
Frontage(feet): 0.00 Bathrooms: 4 Age: 24
Frontage(metres):0.00 Full Baths: 3 Zoning: RES
Depth / Size (ft.): 0 Half Baths: 1 Gross Taxes: \$3,938.08
Sq. Footage: 0.00 For Tax Year: 2021
Flood Plain: P.I.D.: 023-617-608 Tax Inc. Utilities?: No
View: Yes : MOUNTAIN Tour: Virtual Tour URL
Complex / Subdiv: WORTHING GREEN
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, Vinyl
Foundation: Concrete Perimeter

Total Parking: 4 Covered Parking: 2 Parking Access: Front
Parking: Garage; Double, Open, Visitor Parking
Dist. to Public Transit: 1 BLK Dist. to School Bus: 1 BLK
Title to Land: Freehold Strata
Property Disc.: Yes
Fixtures Leased: No :
Fixtures Rmvd: No :
Floor Finish: Hardwood, Tile

Renovations: Partly
of Fireplaces: 1 R.I. Fireplaces:
Fireplace Fuel: Gas - Natural
Fuel/Heating: Baseboard, Electric, Forced Air
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard
Type of Roof: Wood

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: 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

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
Finished Floor (AbvMain2): 0
Finished Floor (Below): 785
Finished Floor (Basement): 0
Finished Floor (Total): 2,470 sq. ft.
Unfinished Floor: 0
Grand Total: 2,470 sq. ft.

Units in Development: 27
Exposure: West
Mgmt. Co's Name: PROFILE PROPERTIES
Mgmt. Co's #: 604-464-7548
Maint Fee: \$391.47
Council/Park Apprv?:
Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal

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

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions
Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes
or % of Rentals Allowed: 2#
Short Term (<1yr)Rnt/Lse Alwd?: No
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 13'7	Above	Walk-In Closet	10'2 x 4'9	1	Above	4	Yes
Main	Dining Room	10'4 x 10'1	Below	Family Room	14'7 x 13'8	2	Above	4	No
Main	Kitchen	10'7 x 10'3	Below	Bedroom	15'0 x 10'3	3	Below	3	No
Main	Eating Area	9'11 x 9'4	Below	Office	9'11 x 10'8	4	Main	2	No
Main	Foyer	15'4 x 11'4	Below	Storage	9'6 x 7'3	5			
Above	Master Bedroom	14'2 x 13'7			x	6			
Above	Bedroom	13'8 x 9'7			x	7			
Above	Bedroom	11'1 x 10'3			x	8			

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

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

www.reimers.ca

ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOORPLAN

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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

Patio: 110 sq ft



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

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