

BUILDING BROCHURE

WORTHING GREEN - 1751 PADDOCK BUILDING

1751 Paddock Dr. · Coquitlam, BC V3E 3M2 · Westwood Plateau



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1 FOR SALE
FROM \$1,349,800

1 SOLD · 12 MO
\$1,280,000-\$1,280,000

12-MO SOLD TREND
43.7

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

4 Bedroom

10 units
1,918 – 2,713 sf
from \$891,000

For Sale in Worthing Green - 1751 Paddock Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,349,800	4 / 4	2462 sf	\$548	21 1751 PADDOCK DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,280,000	4 / 4ba	2512 sf	\$510	2026-03-30
\$1,290,000	4 / 3ba	1918 sf	\$673	2025-02-19
\$1,420,000	4 / 4ba	2713 sf	\$523	2023-06-28
\$1,401,000	4 / 4ba	2504 sf	\$560	2023-05-29

Value & Financing

Price Positioning

\$548 /sq ft

Active listings here average **\$548/sf** vs **\$591/sf** across Westwood Plateau.

7% below area average

Mortgage Snapshot

\$6,465 /mo

Entry price (from) **\$1,349,800**

20% down payment **\$269,960**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1998	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3115	

Overview

Worthing Green at 1751 Paddock Drive, Coquitlam, BC V3E 3M2, LMS3115. Nestled at the top of prestigious Westwood Plateau neighborhood. This great location is located opposite to Hampton

Elementary and on bus route. It is close to trails, parks, Westwood Plateau golf course & country club and recreation facilities. Worthing Green is a 39 unit duplex style townhomes completed in 1998 that features beautiful panoramic views of Mount Baker and the valley. The high 9ft ceilings and large windows definitely make this a bright and spacious home. Enjoy your morning coffee and beautiful sunsets from your private balcony. The full ceiling basement is a great recreation area and it comes with a separate entrance to your spacious fully fenced yard and patio. You will definitely love the cozy gas fireplace especially during those cold winter nights. The in-suite laundry, double parking garage and visitor parking provide ultimate convenience as well. Fabulous complex in a safe and quiet neighborhood, don't miss this one!

Amenities & Features

✓ None

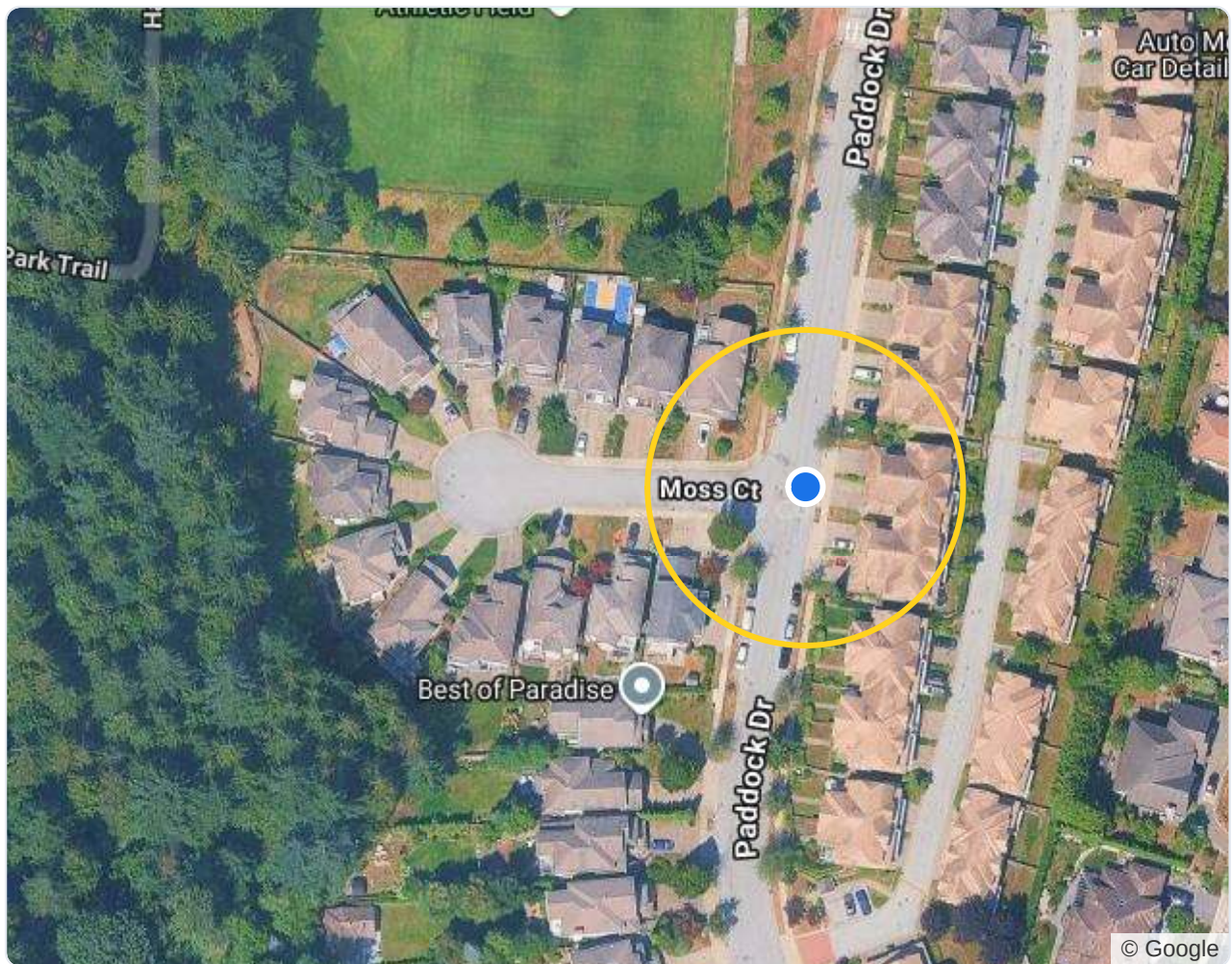
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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Book a Viewing
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