

BUILDING BROCHURE

HAMPTON PLACE

13775 74th Ave. · Surrey, BC V3W 9C5 · East Newton



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1 FOR SALE
FROM \$320,000

2 SOLD · 12 MO
\$287,000–\$335,000



Unit Mix

1 Bedroom

16 units
635 – 710 sf
from \$245,000

2 Bedroom

8 units
795 – 953 sf
from \$329,000

For Sale in Hampton Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$320,000	1 / 1	643 sf	\$498	103 13775 74 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$287,000	1 / 1ba	639 sf	\$449	2026-06-19
\$335,000	1 / 1ba	636 sf	\$527	2025-11-13
\$365,000	1 / 1ba	658 sf	\$555	2025-03-31
\$455,000	2 / 1ba	921 sf	\$494	2024-11-28

Value & Financing

Price Positioning

\$498 /sq ft

Active listings here average \$498/sf vs \$503/sf across East Newton.

In line with the area

Mortgage Snapshot

\$1,533 /mo

Entry price (from) \$320,000

20% down payment \$64,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1985	LEVELS 3	SUITES 69	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2266	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

Hampton Place - 13775 74 Ave, Surrey, BC V3W 9C5, NWS2266 - located in East Newton area of Surrey, behind Superstore and near other shops and restaurants like Costco and Canadian Tire. Conveniently close to schools, transit, banks, the wave pool, it is also only a 10 minute drive to central city and skytrain access. Boston Pizza, Shoppers Drug Mart, Canada Safeway, Arbutus Park, Hazelnut Meadows Park are within minutes of walk. Frank Hurt Secondary, Bear Creek Elementary, Georges Vanier Elementary, Hyland Elementary and Kivig Elementary in a short stroll. The Hampton Place was built in 1985. There are 69 units in strata and in development. Each of them has 3 levels and frame-wood construction. The maintenance fee includes gardening, caretaker, garbage pickup, hot water and management. Two pets are allowed. Rentals are permitted. This is a family oriented complex. Most homes features are open concept floor plan, large balcony, secured underground parking as well as plenty of additional open and visitor parking, spacious rooms, in-suite storage, private patio, in-suite or shared laundry. Some units have walk-in closets and mountains view.

Crossroads are 138th St and King George Blvd.

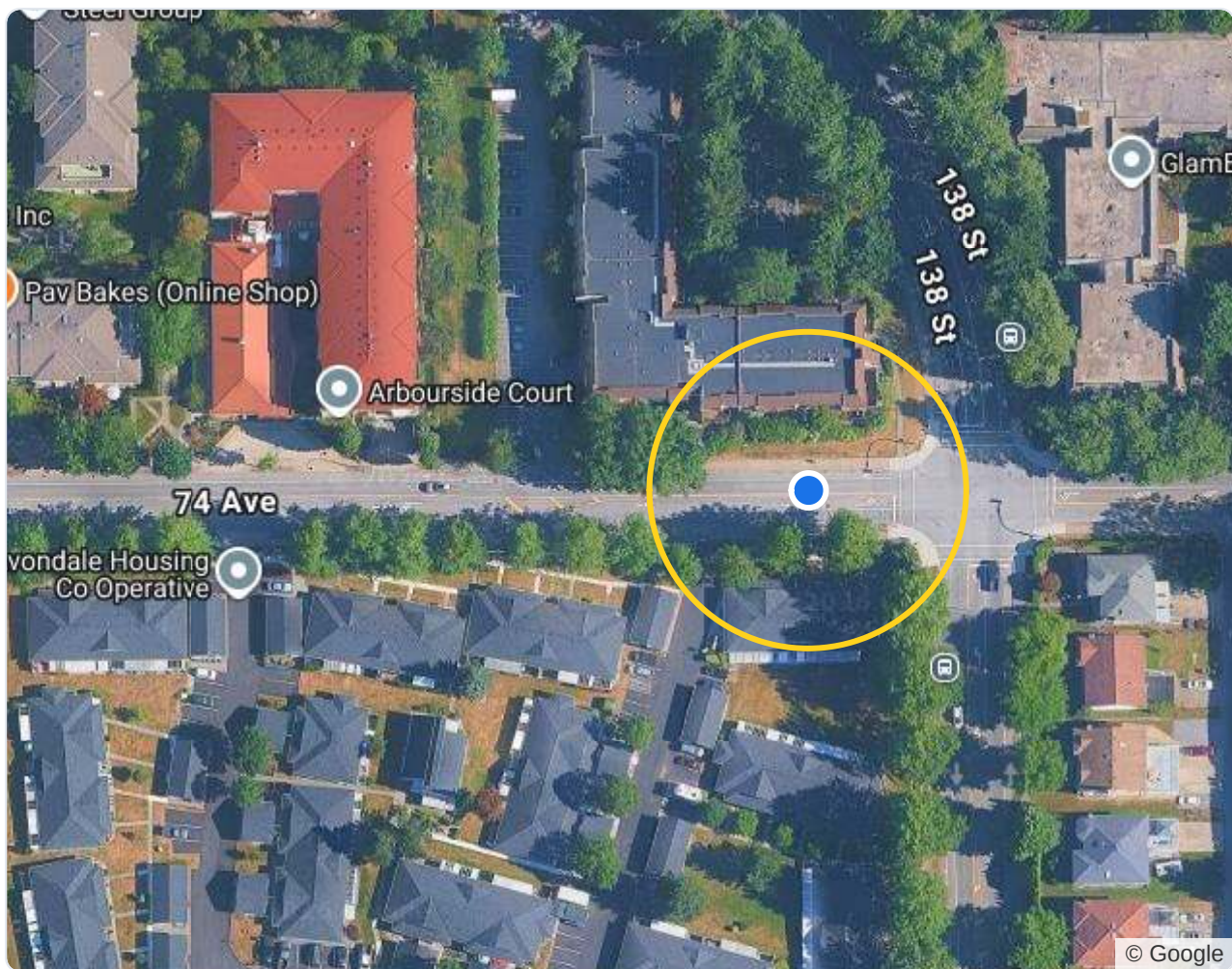
Amenities & Features

- | | |
|------------------|-------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Shared Laundry | ✓ Tennis Court(s) |

Maintenance Fees Include

- | | |
|--------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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