

HAMPTONS PARK

9188 Hemlock Dr. · Richmond, BC V6Y 4J7 · McLennan North



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**5** FOR SALE
FROM \$499,000**6** SOLD · 12 MO
\$493,000–\$835,000

Unit Mix

1 Bedroom27 units
638 – 910 sf
from \$493,000**2 Bedroom**41 units
839 – 1,259 sf
from \$600,000**3 Bedroom**7 units
1,035 – 1,481 sf
from \$727,000

For Sale in Hamptons Park & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,348,000	3 / 2	1481 sf	\$910	1805 9188 HEMLOCK DRIVE
\$799,999	3 / 2	1035 sf	\$773	1008 9188 HEMLOCK DRIVE
\$659,000	2 / 2	1005 sf	\$656	203 9188 HEMLOCK DRIVE
\$499,000	1 / 1	677 sf	\$737	609 9180 HEMLOCK DRIVE
\$499,000	1 / 2	910 sf	\$548	202 9180 HEMLOCK DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$675,500	2 / 2ba	963 sf	\$701	2026-04-27
\$680,000	2 / 2ba	910 sf	\$747	2026-04-20
\$493,000	1 / 1ba	665 sf	\$741	2026-02-03
\$518,800	1 / 1ba	643 sf	\$807	2025-11-09

Value & Financing

Price Positioning

\$725 /sq ft

Active listings here average **\$725/sf** vs **\$808/sf** across McLennan North.

10% below area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 18	SUITES 238	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1691	DEVELOPER Cressey Developments

Overview

Hamptons Park - 9188 Hemlock Drive, Richmond, BC, V6Y 2M9, strata plan BCS1691 built in 2006. This complex built by Cressey consists of 111 condo units and 24 townhouse units at 9180

Hemlock and 103 condo units at 9188 Hemlock. Maintenance fee includes Caretaker, Garbage Pickup, Gardening, Gas, Hotwater, Recreation facility, Management. Popular Hamptons Park is a well built concrete high-rise by renowned developer Cressey. 486 elegant concrete homes in 4 towers. The complex has excellent recreation facility and roof top garden with BBQ, swimming pool, hot tub, sauna, games room, pool table and large universal gym. Very well maintained complex with resident caretaker. Conveniently located in the center of Richmond. This is a central location that is close to transit, restaurants, coffee shops, medical services and recreation facilities. Direct access to the Westminster Highway, Garden City Road and other major routes allows an easy commute to surrounding destinations including Richmond Shopping Centre and Steveston Village, as well as provides direct routes to Vancouver, Burnaby and Surrey. The complex is just a short stroll to Henry Anderson Elementary, A.R. Macneill Secondary Schools, Kim Moon Hwan Restaurant, Island Veterinary Hospital and Richmond Public Market.

Crossroads are Westminster Hwy. and Garden City Road.

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Guest Suite | ✓ Pool; Indoor |
| ✓ Recreation Center | ✓ Sauna/steam Room |
| ✓ Storage | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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