

#15 - 9180 Hemlock Drive, Richmond

\$899,900



Concrete 2 Level Townhome with direct access to your parking stall at Cressey's Magnolia at Hampton's Park! This unique TH enters off the building's courtyard bringing you the added security versus a street entrance. Your home offers 9'4 ceilings on the main floor, plenty of windows, open chef's kitchen with stainless steel appliances, gas cooktop & a kitchen island with bar seating. For all patio lovers: 335 SF of outdoor space with a large entrance patio & a private balcony facing the quiet tree lined cul-de-sac street. Below you will find a HUGE primary bedroom perfect for king size bed & ensuite with separate bath/shower. Hampton's Park is home to spa-like amenities: swimming pool, hot tub, sauna/steam, exercise room, party room & visitor parking.

FEATURES

ADDRESS: #15 - 9180 Hemlock Drive, Richmond

PRICE: \$899,900

AREA: McLennan North

TYPE: 2 Bedroom + 3 Bathroom Townhouse

SQ FT: 1,181 SF (Strata Plan Shows 1,179 SF)

YEAR BUILT: 2006

TAX: \$2,239.87 (2023)

STRATA FEES: \$514.27

PARKING: 1 (314 - Direct Access to Unit)

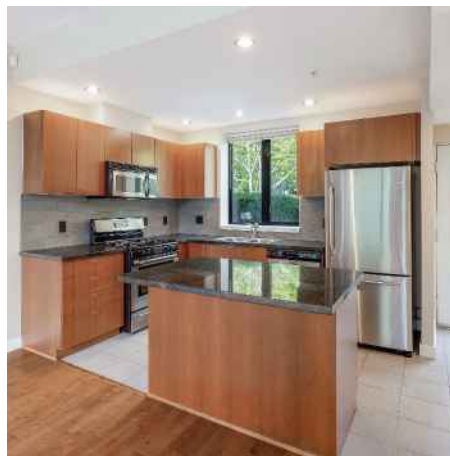
STORAGE: Insuite

PETS: Total Combination of 2 Cats/Dogs

RENTALS: Minimum 6 Months

ELEMENTARY: Anderson Elementary

HIGH SCHOOL: MacNeill Secondary

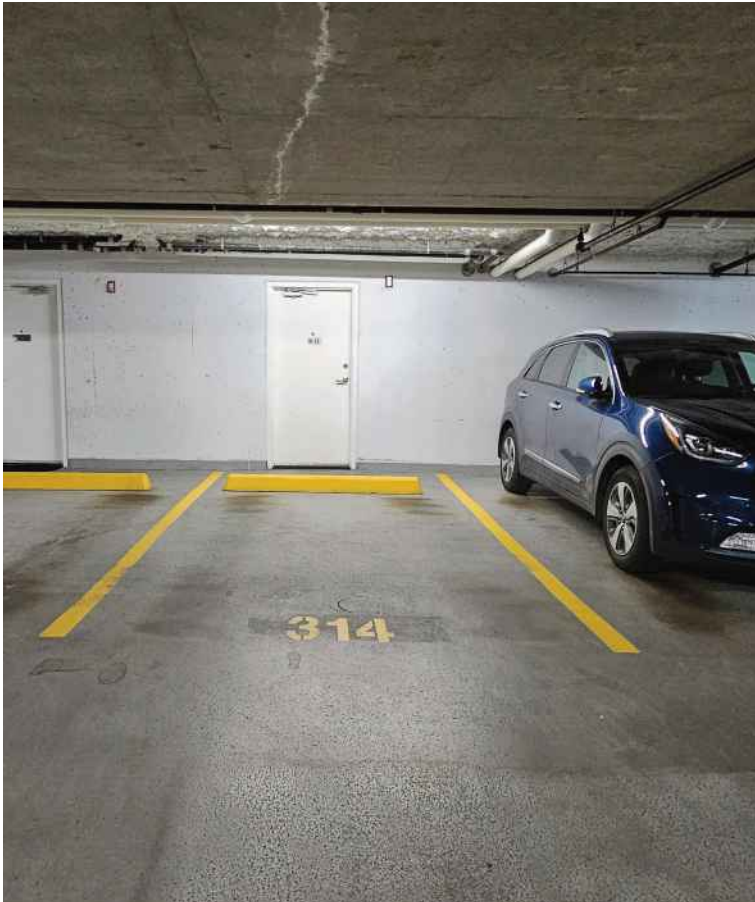


Presented by: rennie & associates realty ltd

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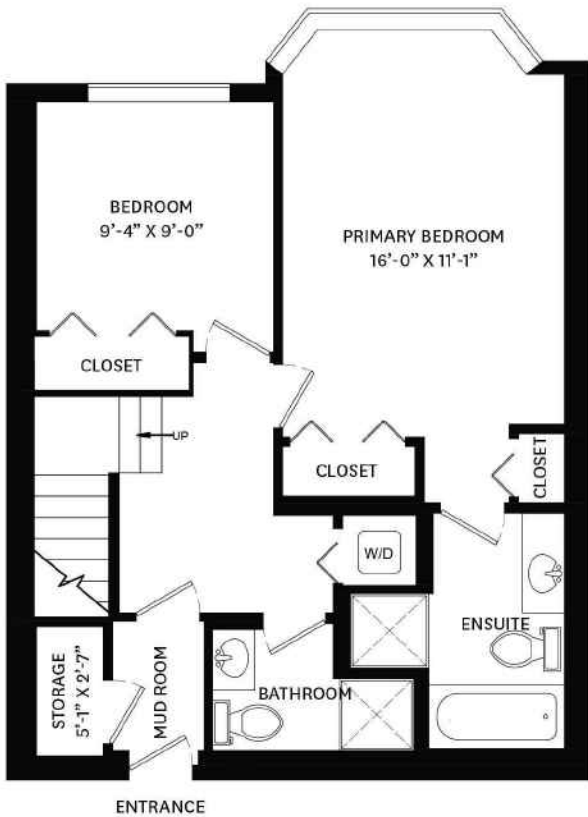
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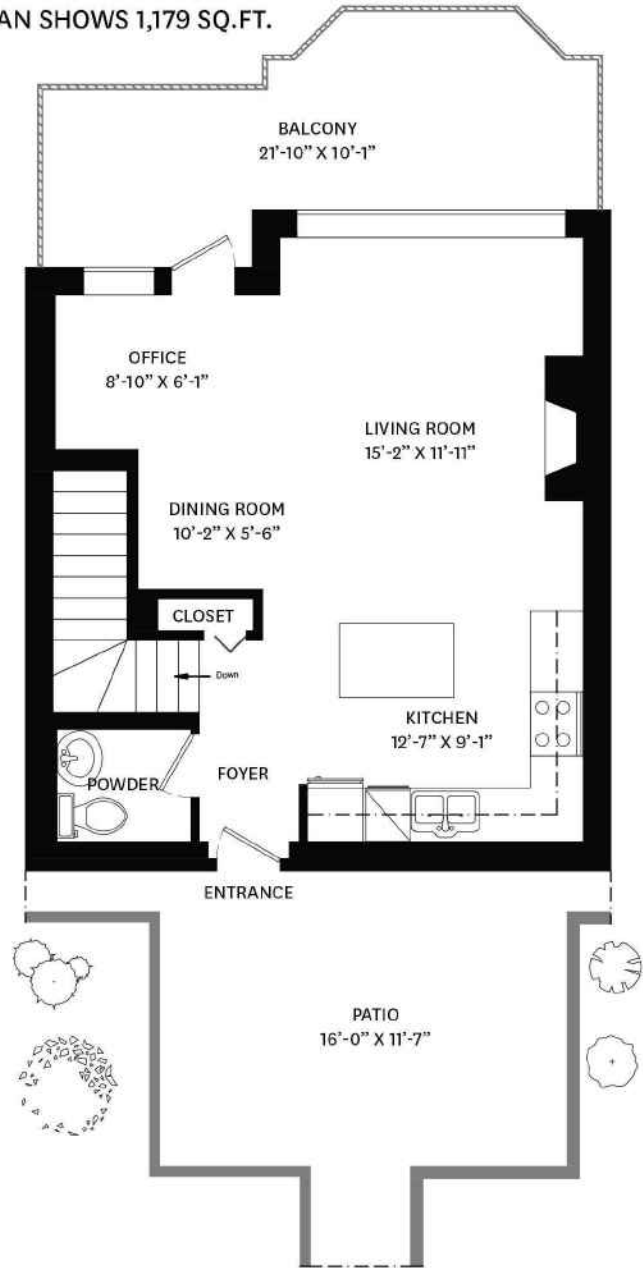
15-9180 HEMLOCK DRIVE, RICHMOND, BC

LOWER FLOOR TOTAL: 630 SQ.FT.
 MAIN FLOOR TOTAL: 551 SQ.FT.
TOTAL: 1,181 SQ.FT.
 PATIO: 185 SQ. FT.
 BALCONY: 153 SQ. FT.

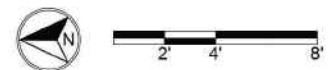
*DISCLAIMER: STRATA PLAN SHOWS 1,179 SQ.FT.



LOWER FLOOR PLAN
 Ceiling Height: 8'-4"



MAIN FLOOR PLAN
 Ceiling Height: 9'-4"



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Active
R2806725
 Board: V
 Townhouse

15 9180 HEMLOCK DRIVE

Richmond
 McLennan North
 V6Y 4J5

Residential Attached
\$899,900 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$899,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2006**
 Frontage(feet): Bathrooms: **3** Age: **17**
 Frontage(metres): Full Baths: **2** Zoning: **ZHR1**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,239.87**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **026-570-220** Tax Inc. Utilities?: **No**
 View: **Yes : Quiet Tree Lined Street** Tour:
 Complex / Subdiv: **MAGNOLIA @ HAMPTON'S PARK**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 23, BLOCK 4N, PLAN BCS1691, SECTION 10, RANGE 6W, 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 V**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **551**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **630**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,181 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,181 sq. ft.**

Units in Development: **238**
 Exposure: **East**
 Mgmt. Co's Name: **RANCHO**
 Maint Fee: **\$514.27**
 Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata: Locker:
 Storeys in Building:
 Mgmt. Co's #: **604-684-4508**
 Council/Park Apprv?:

Suite:
 Basement:**None**
 Crawl/Bsmnt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **MIN 6 MONTHS**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'7 x 9'1	Below	Storage	5'1 x 2'7	1	Below	4	Yes
Main	Living Room	15'2 x 11'11				2	Below	3	No
Main	Dining Room	10'2 x 5'6				3	Main	2	No
Main	Office	8'10 x 6'1				4			
Main	Patio	21'10 x 10'1				5			
Main	Patio	16'0 x 11'7				6			
Below	Primary Bedroom	16'0 x 11'1				7			
Below	Bedroom	9'4 x 9'0				8			

Listing Broker(s): **Rennie & Associates Realty Ltd.** **Rennie & Associates Realty Ltd.**

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