



**8211 264 STREET, LANGLEY**

5 ACRES • ESTATE HOME



**FARMS IN BC**  
REAL ESTATE GROUP



## ABOUT THE PROPERTY

**5 ACRES WITH ALMOST 7,000 SQFT ESTATE HOME.** A newly paved driveway leads to a 6,949 SQFT custom home with walk-out basement and expansive floor-to-ceiling windows throughout. The home offers 7 Beds / 5 Baths, generous entertaining areas, a media room, private gym with steam room, and a natural gas backup generator. Includes a legal 990 SQFT 2 Bed / 1 Bath suite above the triple garage with separate entry, plus 1,100 SQFT of additional storage space beneath the garage. A large cleared area is ideal for truck parking, equipment storage, or a future accessory building. Set far off the main road behind a private gate, this property delivers exceptional privacy and elevated valley views—just minutes to Highway 1 and Fort Langley.

**PRICE \$3,900,000**

**Frontage:** 253.60 ft (264 Street)

**Depth:** 856.13 ft



- PID 012-130-150
- MLS R3080944
- GROSS TAX \$10,347.60 - 2025
- ZONING RU-1

### DUE DILIGENCE DOCUMENTS

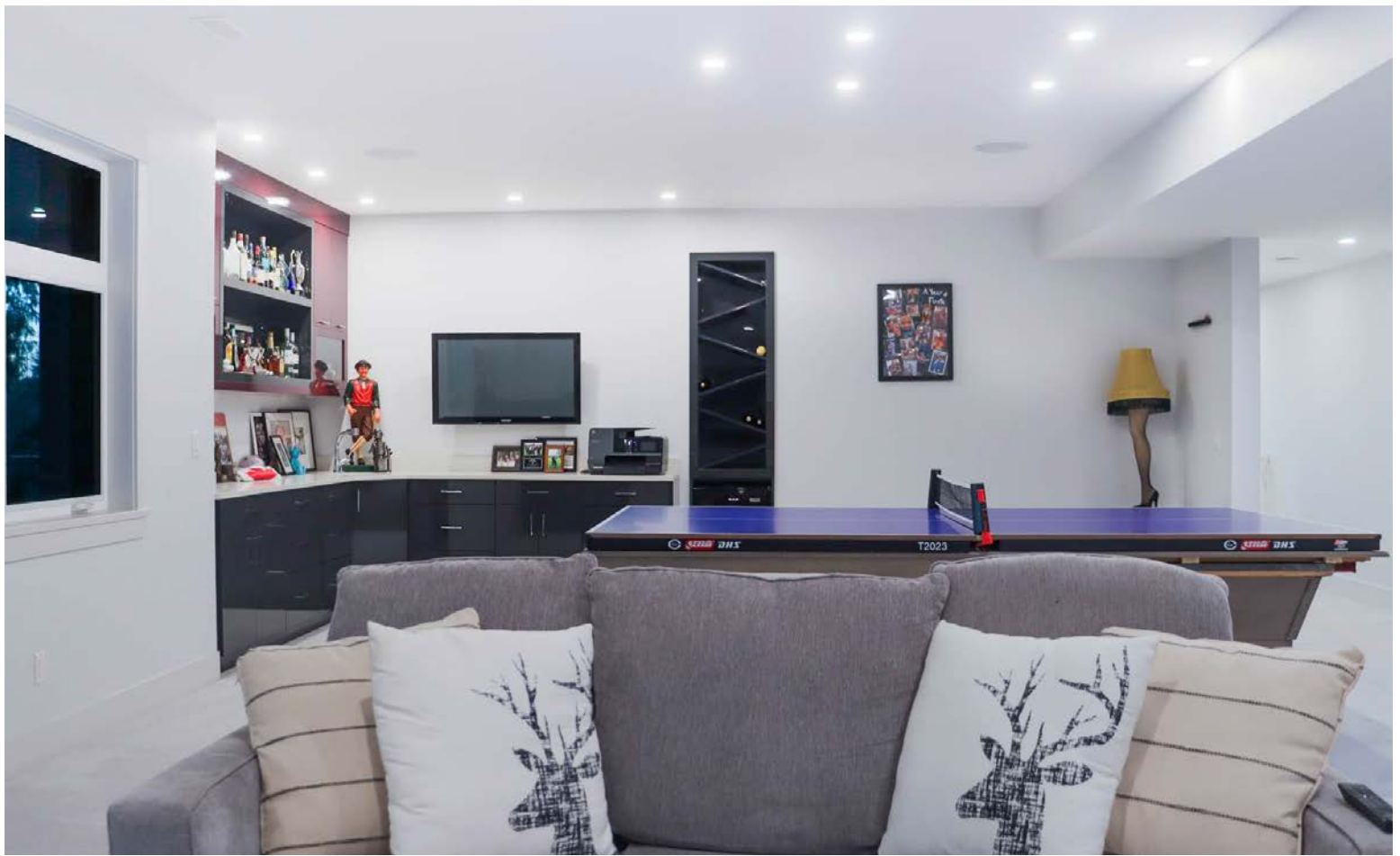
- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document



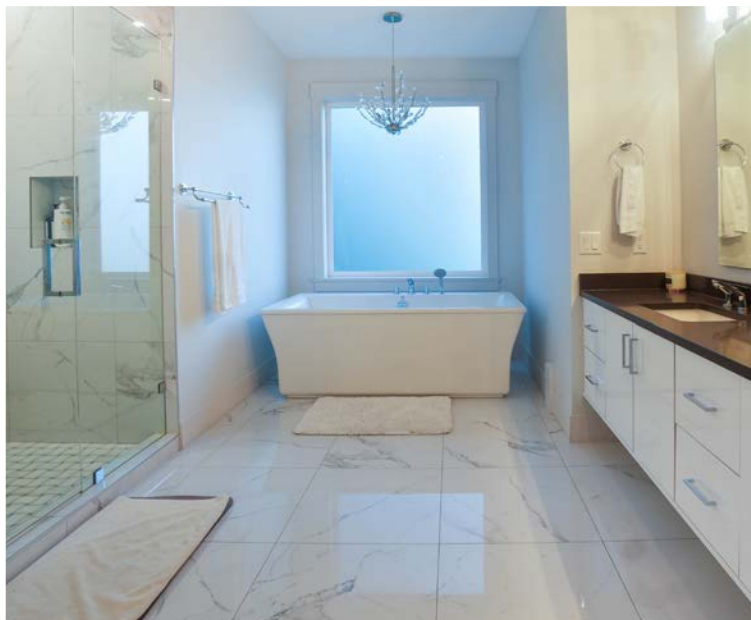


















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