



8211 264 STREET, Langley

5 ACRES • ESTATE HOME


F 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.



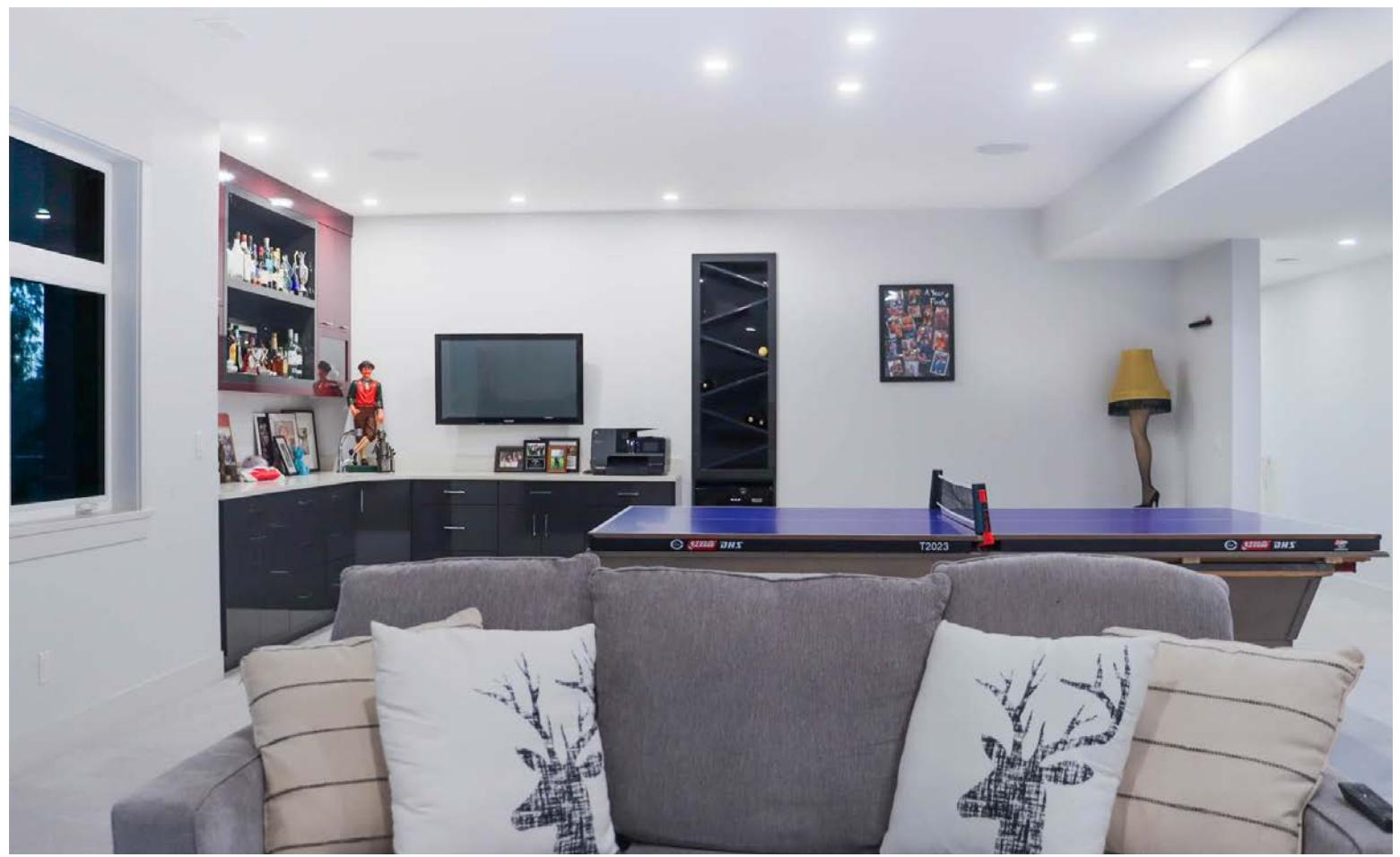
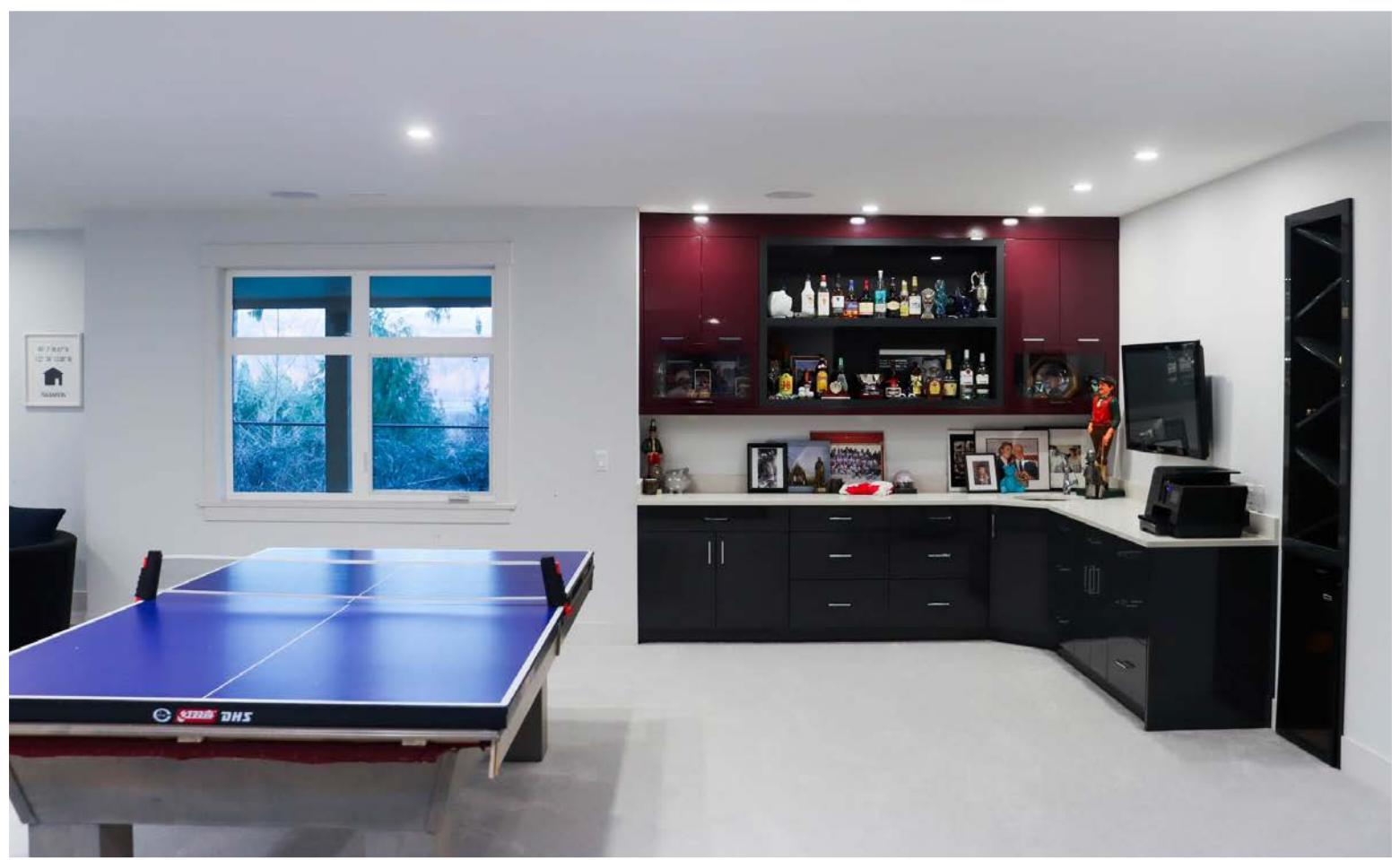
- PID 012-130-150
- MLS R3080944
- **GROSS TAX** \$10,347.60 - 2025
- **ZONING** RU-1

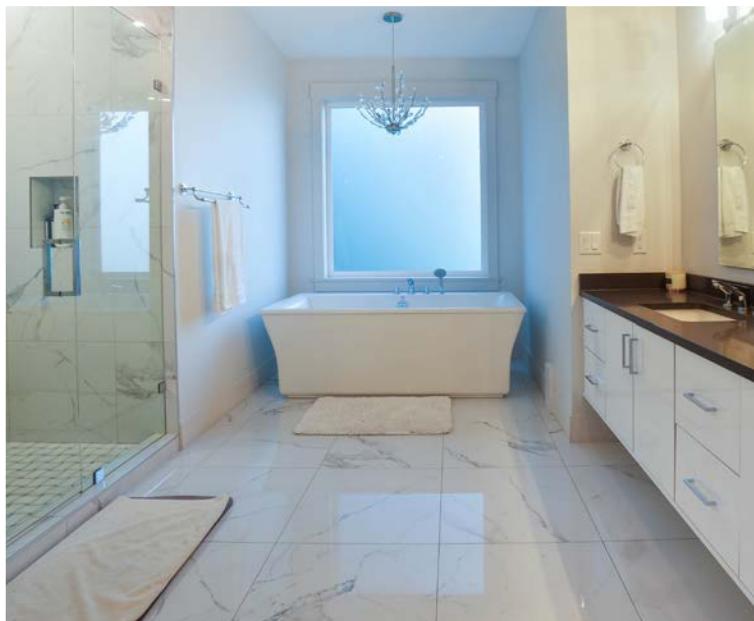
DUE DILIGENCE DOCUMENTS

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













NAV SEKHON

604-782-0988

nav@farmsinbc.com

JAY KHAKH

604-418-2937

jay@farmsinbc.com

exp[®]
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farmsinbc.com

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