



Active

R3080944

Board: F, Detached
House with Acreage

8211 264 STREET

Langley
County Line Glen Valley
V1M 3M2

\$3,900,000 (LP)
(SP)



Days on Market: 1	List Date: 1/26/2026	Seller's Acceptance Date:
Orig. Price: \$3,900,000	Expiry Date: 1/26/2027	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 2019
Frontage (feet): 253.60	Bedrooms: 7	Age: 7
Frontage (metres): 77.30	Bathrooms: 5	Zoning: RU-3
Depth / Size: 856.13	Full Baths: 5	Gross Taxes: \$10,347.60
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2025
Lot Area (acres): 5.00	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 012-130-150	Tour: Virtual Tour URL
View: Yes : Valley		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		

Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: Carriage/Coach House, Rancher/Bungalow w/Bsmt.	Total Parking: 10	Covered Parking: 4	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Triple, RV Parking Avail.		
Exterior: Fibre Cement Board, Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
# of Fireplaces: 3 R.I. Fireplaces:	Seller's Interest: Registered Owner		
Fireplace Fuel: Electric	Property Disc.: No : Upon Accepted Offer		
Fuel/Heating: Heat Pump, Radiant	Fixtures Leased: No :		
Outdoor Area: Patio(s)	Fixtures Rmvd: No :		
Type of Roof: Metal	Floor Finish: Mixed, Tile		

Legal: LOT 20, PLAN NWP1383, PART SE1/4, SECTION 25, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT	Municipal Charges
	Garbage:
	Water:
	Dyking:
	Sewer:
	Other:

Finished Floor (Main): 3,011	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 990	Main	Flex Room	19'2x9'2	Below	Bedroom	15'6 x 13'1	
Finished Floor (AbvMain2): 0	Main	Living Room	19'0x21'8	Below	Bedroom	17'2 x 15'11	Main #Pcs
Finished Floor (Below): 2,948	Main	Dining Room	11'6x18'8	Below	Walk-In Closet	7'3 x 6'9	Below 3
Finished Floor (Basement): 0	Main	Primary Bedroom	16'7x23'4	Below	Storage	13'2 x 5'1	
Finished Floor (Total): 6,949 sq. ft.	Main	Walk-In Closet	13'9x12'11	Below	Gym	21'11 x 22'	
Unfinished Floor: 0	Main	Bedroom	13'1x12'10	Below	Sauna	4'11 x 8'8	Main 5
Grand Total: 6,949 sq. ft.	Main	Kitchen	10'7x20'0	Below	Storage	43'5 x 26'1	Below 3
Flr Area (Det'd 2nd Res): sq. ft.	Main	Pantry	5'2x10'10	Above	Kitchen	12'5 x 10'2	
Suite: Legal Suite	Main	Bedroom	13'1x12'5	Above	Eating Area	12'11 x 9'2	
Basement: Fully Finished	Below	Laundry	10'x10'	Above	Living Room	12'10 x 13'2	Main 3
Crawl/Bsmt. Ht: # of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2 # of Rooms: 25	MHR#:	CSA/BCE:	Maint. Fee:				
	ByLaw Restrictions:						

List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**

List Broker 3:

nav@farmsinbc.com

List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

Appointments:

Touchbase

List Broker 2:

TOUCHBASE

List Desig Agt 2:

Phone: **604-418-2937**

Buyer's Broker 1:

3:

Buyer's Agent 1:

3:

Owner:

Commission:

Occupancy: **Owner**

Realtor **PRIVACY - DO NOT SOLICIT.** All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.

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.