

Active R3146845 Board: F, Detached House with Acreage		5871 264 STREET Langley County Line Glen Valley V4W 1K7		\$2,530,000 (LP) (SP)																																																																															
		Days on Market: 1 Orig. Price: \$2,530,000 Prev. Price: \$0		List Date: 7/21/2026 Expiry Date: 12/30/2026																																																																															
		Seller's Acceptance Date: Subject Removal Date: Completion Date:		Meas. Type: Feet Frontage (feet): 324.66 Frontage (metres): 98.96 Depth / Size: 692.71 Lot Area (sq.ft.): 0.00 Lot Area (acres): 5.00 Flood Plain: No View: Yes : Valley Views																																																																															
		If new, GST/HST inc?: Bedrooms: 6 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Rear Yard Exp: P.I.D.: 002-365-154		Approx. Year: 1974 Age: 52 Zoning: RU- 1 Gross Taxes: \$1,037.67 For Tax Year: 2025 Tax Inc. Utilities?: No Tour: Virtual Tour URL																																																																															
		Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Septic, Water																																																																																	
		Sewer Type: Septic		Water Supply: City/Municipal																																																																															
Style of Home: Rancher/Bungalow w/Bsmt. Construction: Frame - Wood Exterior: Fibre Cement Board Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Wood Fuel/Heating: Baseboard, Forced Air Outdoor Area: Balcony(s) Patio(s) Deck(s), Fenced Yard		Total Parking: 1 Covered Parking: 3 Parking Access: Front Parking: Garage; Triple, Open, RV Parking Avail. Driveway Finish: Dist. to Public Transit: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Property Disc.: No : Provided Upon Acceptance Fixtures Leased: N : Fixtures Rmvd: N : Floor Finish:		Dist. to School Bus: Land Lease Expiry																																																																															
Type of Roof: Asphalt Legal: LOT 9, PLAN NWP2577, SECTION 12, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT				Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																															
Amenities: Barn, Garden, Green House, Storage, Workshop Detached Site Influences: Central Location, Cleared, Private Yard, Rural Setting, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool																																																																																			
Finished Floor (Main): 1,737 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,737 Finished Floor (Basement): 0 Finished Floor (Total): 3,474 sq. ft. Unfinished Floor: 0 Grand Total: 3,474 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Unauthorized Suite Basement: Fully Finished		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Foyer</td><td>6'8" 7'1"</td></tr> <tr><td>Main</td><td>Living Room</td><td>16'7" 12'7"</td></tr> <tr><td>Main</td><td>Dining Room</td><td>16'6" 11'</td></tr> <tr><td>Main</td><td>Kitchen</td><td>14'3" 14'10"</td></tr> <tr><td>Main</td><td>Primary Bedroom</td><td>14'6" 11'7"</td></tr> <tr><td>Main</td><td>Bedroom</td><td>10'10" 10'2"</td></tr> <tr><td>Main</td><td>Bedroom</td><td>14'6" 18'4"</td></tr> <tr><td>Main</td><td>Foyer</td><td>5'3" 7'5"</td></tr> <tr><td>Below</td><td>Foyer</td><td>4'9" 6'8"</td></tr> <tr><td>Below</td><td>Kitchen</td><td>12'9" 15'4"</td></tr> <tr><td>Below</td><td>Eating Area</td><td>15'3" 10'11"</td></tr> <tr><td>Below</td><td>Family Room</td><td>19'4" 14'11"</td></tr> <tr><td>Below</td><td>Primary Bedroom</td><td>12'3" 10'11"</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Foyer	6'8" 7'1"	Main	Living Room	16'7" 12'7"	Main	Dining Room	16'6" 11'	Main	Kitchen	14'3" 14'10"	Main	Primary Bedroom	14'6" 11'7"	Main	Bedroom	10'10" 10'2"	Main	Bedroom	14'6" 18'4"	Main	Foyer	5'3" 7'5"	Below	Foyer	4'9" 6'8"	Below	Kitchen	12'9" 15'4"	Below	Eating Area	15'3" 10'11"	Below	Family Room	19'4" 14'11"	Below	Primary Bedroom	12'3" 10'11"	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr><td>Below</td><td>Walk-In Closet</td><td>5'7" 7'11"</td><td></td></tr> <tr><td>Below</td><td>Bedroom</td><td>11'8" 10'</td><td></td></tr> <tr><td>Below</td><td>Bedroom</td><td>10'6" 12'11"</td><td></td></tr> <tr><td>Below</td><td>Laundry</td><td>14'5" 7'10"</td><td></td></tr> <tr><td>Below</td><td>Utility</td><td>5'11" 6'4"</td><td></td></tr> <tr><td>Main</td><td></td><td></td><td>4</td></tr> <tr><td>Main</td><td></td><td></td><td>3</td></tr> <tr><td>Below</td><td></td><td></td><td>4</td></tr> </tbody> </table>		Floor	Type	Dimensions	Bathrooms	Below	Walk-In Closet	5'7" 7'11"		Below	Bedroom	11'8" 10'		Below	Bedroom	10'6" 12'11"		Below	Laundry	14'5" 7'10"		Below	Utility	5'11" 6'4"		Main			4	Main			3	Below			4
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Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 2 # of Rooms: 18		Manuf Type: MHR#: Registered in MHR?: ByLaw CSA/BCE:		PAD Rental: Maint. Fee:																																																																															
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506 List Desig Agt 1: Nav Sekhon - PREC - Phone: 604-782-0988 List Broker 2: List Desig Agt 2: Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:		List Broker 3: nav@farmsinbc.com 3		Appointments: Touchbase Call: TOUCHBASE Phone: 604-360-1049																																																																															
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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 RENOVATED HOME & MULTIPLE BUILDINGS – This beautifully maintained property features a fully renovated 3,474 SQ/FT main residence offering 6 bedrooms and 3 bathrooms, updated in 2018. A detached 1,300 SQ/FT three-car garage and expansive driveway provide ample parking and storage. The landscaped backyard is ideal for entertaining, while the manicured grounds create a peaceful, park-like setting throughout the property. Fully serviced with city water, natural gas, and hydro. Additional improvements include a 1,200 SQ/FT barn and a 1,250 SQ/FT building, offering flexible space for livestock, equipment, workshops, or storage. Conveniently located with easy access to Highway 1 and the USA border.																																																																																			