

FOR SALE



7790 264th STREET

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com

DM

Don Munro
Real Estate





Legal: Lot 10 Section 19 Township 14 New Westminster District Plan 64597

PID: 002-134-161

Taxes: \$10,856.46 (2020)

Lot Size: 11.79 Acres

House Size: +/-8,568 Sq. Ft
8 Bedrooms, 9 Bathrooms

Well Info: 6' diameter, 20' deep, 25 gals/min

Detached Garage: +/- 1,704 Sq. Ft.

Year Built: 1993

Zoning: RU-3

PRICE: \$4,999,000



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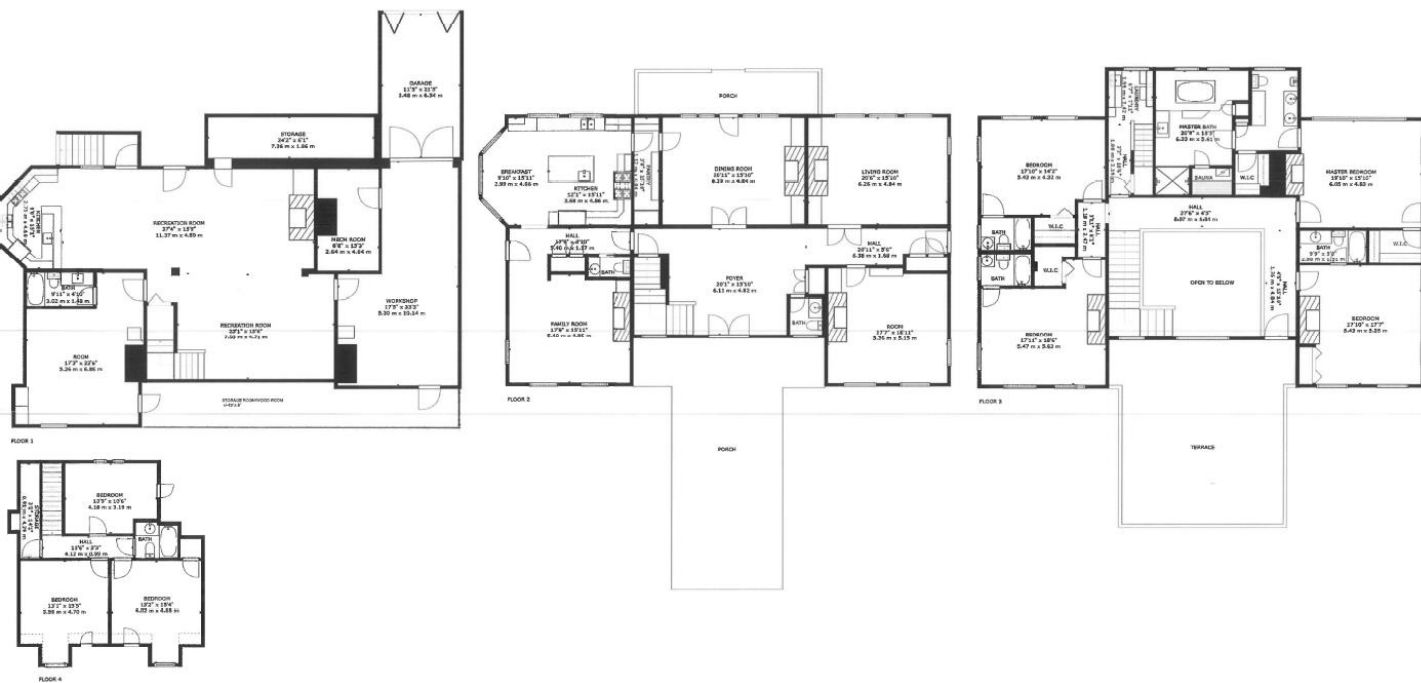


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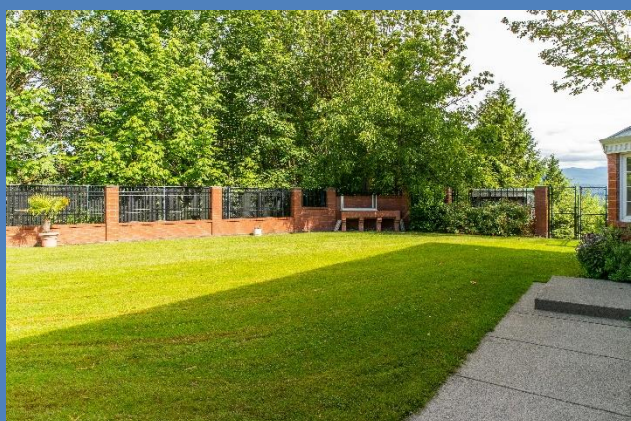
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Floor Plan of House



GROSS INTERNAL AREA
FLOOR 1: 2267 sq ft, 210 m², FLOOR 2: 2371 sq ft, 220 m²
FLOOR 3: 2265 sq ft, 210 m², FLOOR 4: 630 sq ft, 59 m²
EXCLUDED AREAS: GARAGE: 245 sq ft, 23 m²
PORCH: 873 sq ft, 81 m², TERRACE: 675 sq ft, 63 m²
REDUCED HEADROOM BELOW: 154 m², 4 m²
TOTAL: 23936 sq ft, 2211 m²

Sizes: Dimension are approximate, actual may vary



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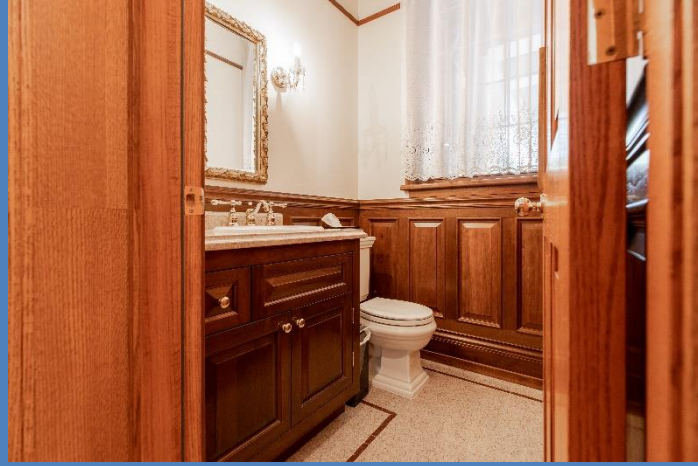
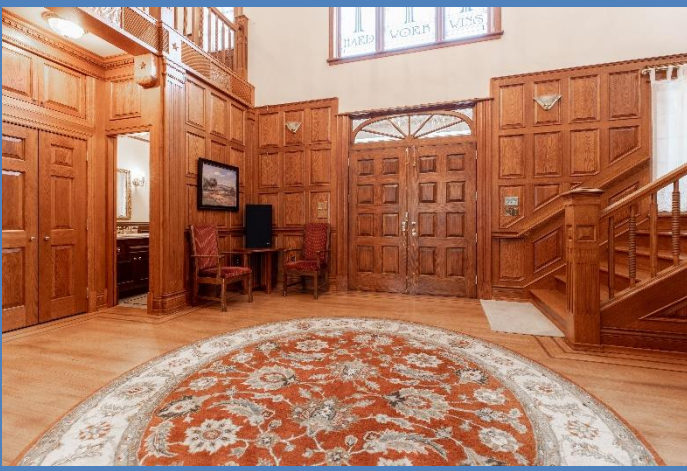
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Entryway

Bathroom off Entryway



Livingroom/Study



Conservatory



Dining Room



Kitchen



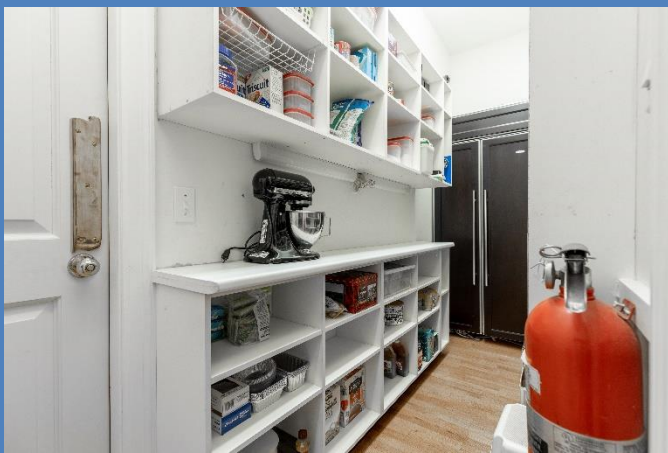
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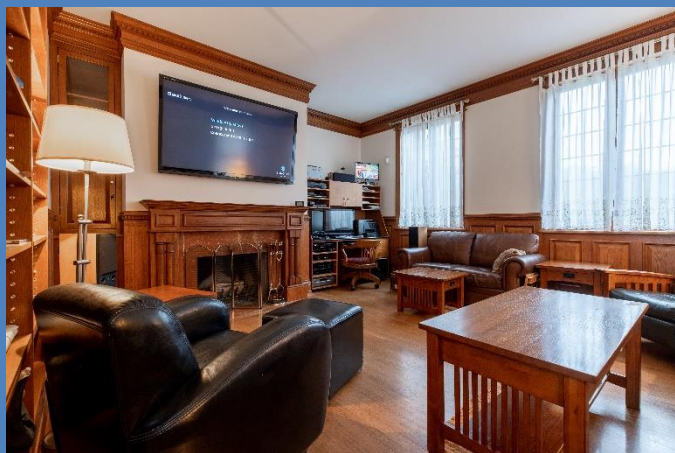
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Pantry off Kitchen



Family Room



Third Floor Bedrooms & Bathroom



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Second Floor Laundry Room and Hallway



Second Floor Bedrooms



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2nd Floor Hallway



4th Bedroom on 2nd Floor



Second Floor Balconies



Master Bedroom and Ensuites

Basement



Basement





The detached garage is a single-storey design, consisting of wood frame construction, with brick veneer exterior and cement tile roof cover. The garage is serviced by four OH drive-in doors. An open concept 3-car bay, a boat bay, a workshop with lunchroom, kitchen and 4-pc bathroom, plus a green house storage.

The floors are mainly concrete, with vinyl in the kitchen and bathroom.

Total Floor Area: **1,704 square feet**



Caretakers Suite

About Langley

The City of Langley is located in the center of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver with a population of approximately 2 million and the Fraser Valley Regional District with a population of approximately 200,000. Langley (Langley City: 25,000, Township of Langley: 95,000) is situated on the eastern edge of the Greater Vancouver Regional District and has a trading population of approximately 500,000 (within a 30 minute commute). Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometers (30 miles) of Vancouver, the Port of Metro Vancouver and the Vancouver International Airport and is centrally located within 24 kilometers (15 miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.

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TransCanada Highway

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