

# FOR SALE



## 8654 257A STREET

604-817-7338

[botsoldmunro@gmail.com](mailto:botsoldmunro@gmail.com)

[www.donmunrorealestate.com](http://www.donmunrorealestate.com)

DM

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**Legal:** LOT 8 DISTRICT LOT 320 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 1560

**PID:** 011-923-181

**Taxes:** \$5,697.97 (2020)

**Lot Size:** 5 Acres

**House Size:** +/-3,070 Sq. Ft  
3 Bedrooms, 3 Bathrooms

**Detached Garage:** +/-1,677 Sq. Ft.  
3 Car garage with attached games room and washroom

**Year Built:** 2017

**Zoning:** RU-5

**PRICE:** \$3,250,000.00



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Front of house



Back of house



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Three Car garage with workshop/gym and washroom



Bend Oak Hoist – 9,000 lbs



Golf Simulator by HD Golf



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Swim Spa & Hot Tub with Hydraulic Roof



Large Outdoor Entertaining/Dining/Living Area



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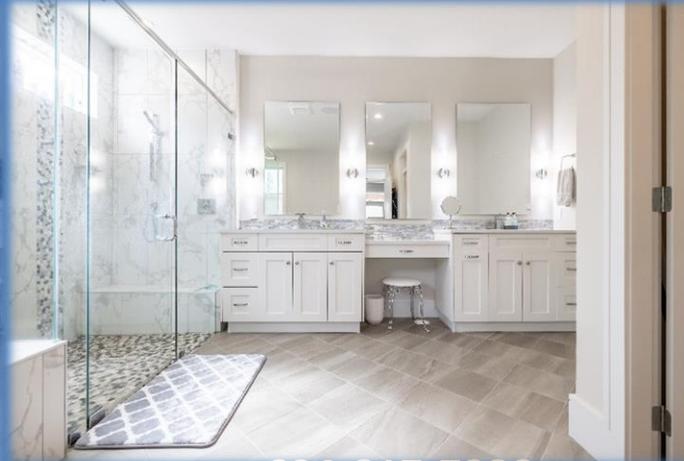


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# Master Bedroom with Ensuite and Walk-in Closet



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Spare Room



Main Bathroom

# Second Master Bedroom with Walk-in Closet and Ensuite



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# Living Room



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Sutton  
SUTTON GROUP  
WestCoast Realty

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# Large Kitchen with High End Appliances and Large Walk-in Pantry



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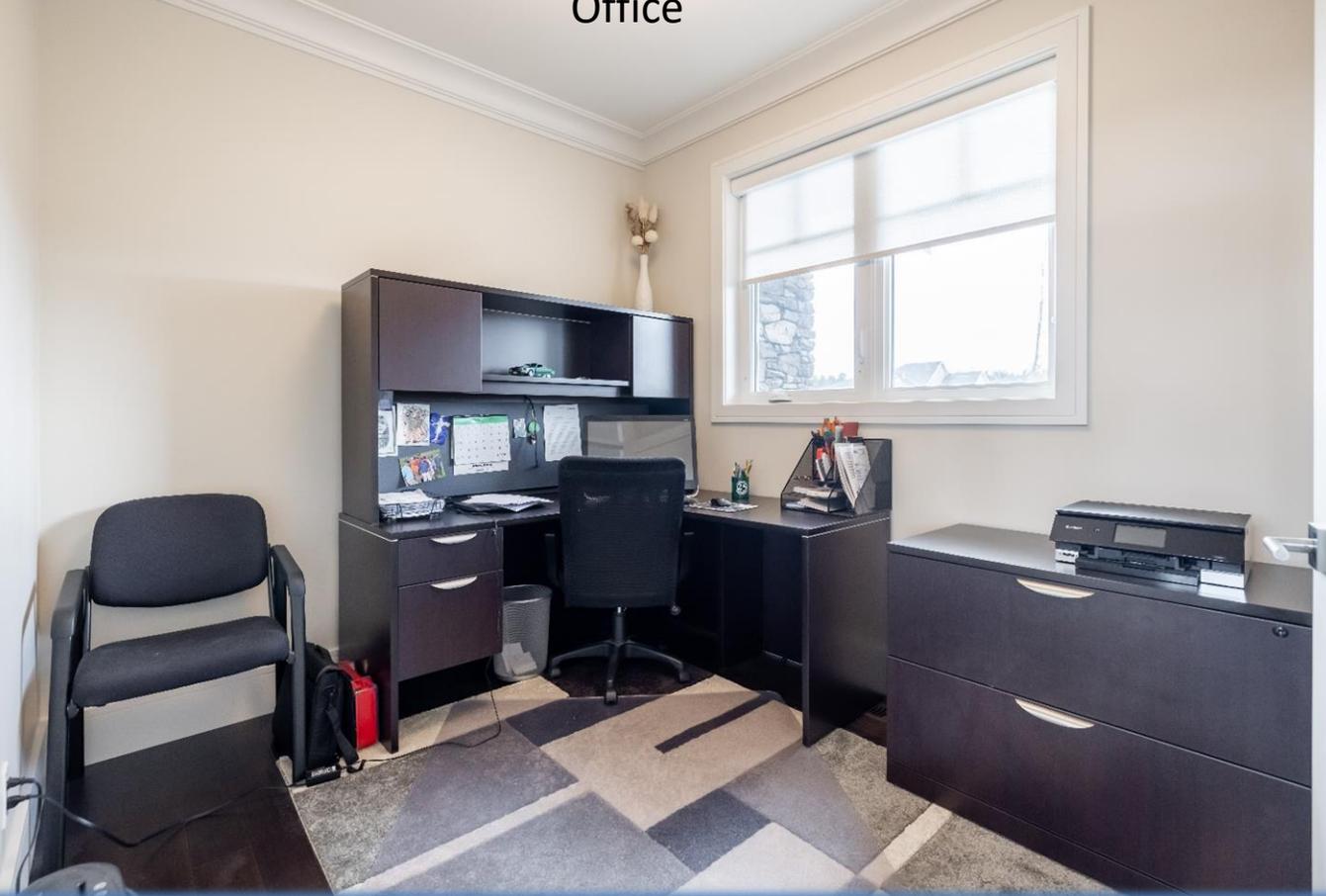
**Sutton**  
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## Office



- Bend Pak Hoist – 9,000 lbs capacity
- Swim Spa & Hot Tub with Hydraulic Roof
- Smart House (Control 4)
- High-end Appliances
- View Property
- Large Garage with workshop and washroom
- Two Master bedrooms
- Golf Simulator by HD Golf (\$65,000)

### 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

River Road  
(88th Avenue)

Subject Property

264th Street



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