

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	1988
Frontage (ft):	33.00	Bathrooms:	5	Age:	36
Lot Area: (Acres)	2.68	Full Baths:	4	Zoning:	RU-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,204.00
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	009-978-585

Style of Home:	3 Storey,Carriage/Coach House	Parking:	Total: 15 - Covered: 3
Construction:	Frame - Wood,Log	Covered Parking:	3
Exterior:	Other,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition,Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 2, PLAN NWP11829, SECTION 13, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Guest Suite,In Suite Laundry,Swirlpool/Hot Tub

Site Influences: Paved Road,Private Setting,Private Yard,Rural Setting,Treed

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	15'7 x 14'1	Below	Flex Room	16'6 x 11'11	Main	Bedroom	13'2 x 10'1
Main	Dining Room	13'2 x 11'7	Below	Bedroom	21'8 x 7'1	Main	Living Room	13'7 x 11'3
Main	Living Room	20' x 12'	Below	Bedroom	12'2 x 7'1	Main	Dining Room	10'3 x 8'8
Main	Foyer	4'2 x 8'2	Below	Bedroom	11'3 x 16'7	Main	Kitchen	11'3 x 10'9
Main	Kitchen	10'5 x 8'1	Above	Primary Bedroom	15'6 x 13'5			
Below	Family Room	20' x 15'6	Above	Family Room	17'4 x 22'1			
Below	Bedroom	16'6 x 11'6	Above	Kitchen	11'7 x 8'3			

Finished Floor (Main):	5,286 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	5,286 sqft	Crawl/Bsmt Height:		Main	3	No
Unfinished Floor:	0 sqft	Basement:	None	Main	3	No
Grand Total:	5,286 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Escape to your own country oasis at 7007 264th Street! Nestled amidst serene surroundings, this estate offers 3 separate living spaces sitting on just shy of 3 acres, including a coach home above a spacious detached shop, ideal for leisure or business. The main house boasts 3,278 SQFT of charming living space, blending wood frame and log aesthetics, with over 3200 SQFT of patio/deck space. Accommodate guest or family in the cozy 1-bedroom bungalow guest house. Enjoy 400 Amp services and direct access to West Creek Park's trails. Proximity to Highway 1 access, Gloucester Industrial Park, and Fort Langley offers conveniences. Secure closed gates and a long driveway ensure utmost privacy. Unwind by the fire pit & enjoy the tranquility. This is country living at its finest.