

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2021
Frontage (ft):	49.00	Bathrooms:	3	Age:	3
Lot Area (sq.ft.):	7,345.00	Full Baths:	3	Zoning:	SHR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,280.06
Rear Yard Exp:		Maint. Fee:	170.05	For Tax Year:	2023
View:	Yes			P.I.D.:	030-052-718

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Camden at The Falls
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 16, PLAN EPS2879, SECTION 27, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Garden,Storage
Site Influences:	Golf Course Dev.,Golf Course Nearby,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 6'10	Main	Bedroom	9'11 x 13'11	Below	Storage	7'8 x 14'4
Main	Living Room	15' x 15'1	Below	Family Room	14'7 x 13'9			
Main	Dining Room	15'10 x 14'6	Below	Dining Room	13'11 x 16'3			
Main	Kitchen	17'5 x 9'3	Below	Bar Room	11'6 x 9'2			
Main	Pantry	4' x 4'6	Below	Utility	7'7 x 9'8			
Main	Primary Bedroom	15'3 x 6'11	Below	Bedroom	11'5 x 12'1			
Main	Walk-In Closet	9' x 9'4	Below	Bedroom	11'5 x 11'5			

Finished Floor (Main):	1,732 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,512 sqft	Suite:		Below	4	No
Finished Floor (Total):	3,244 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,244 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Step into luxury at #16 8295 Nixon Road, your dream home at Camden at the Falls, a prestigious golf community. This 3,244 sq.ft, 2-story haven offers 4 bedrooms, 3 baths, and unmatched views, set with modern elegance. The open-plan main floor, with its radiant great room, gas fireplace, and chef's kitchen with QUARTZ counters and stainless steel appliances, is perfect for hosting. The master suite on the main adds a touch of luxury and leads to a \$30,000 upgraded outdoor oasis with synthetic turf and a multi-tiered patio. Downstairs, discover two bedrooms and a recreation room with a wet bar. With EV Charging in the oversized garage, this home blends sophistication with modern conveniences, offering a lifestyle unlike any other. Don't miss the chance to make it yours!