

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

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

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	Homelife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	Camden at The Falls
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	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
<b>Amenities:</b>	Air Cond./Central,Garden,Storage
<b>Site Influences:</b>	Golf Course Dev.,Golf Course Nearby,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	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			

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

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!