

249 KING GEORGE TERRACE, OAK BAY, BRITISH COLUMBIA

Welcome to “Muir Haven” meaning Refuge by the Sea, a truly exquisite estate that lives up to its name. Perched on the oceanside with sweeping water and mountain views setting the stage for this prestigious property. Situated in the highly desirable community of Oak Bay and commissioned to an elite standard. A masterwork of architectural design with a designer interior that radiates style and sophistication throughout. Recently updated with interior and exterior paint, kitchen renovation, newly refinished hardwood flooring, new high efficient windows, and new heat pumps. The main floor offers panoramic water views in all principle rooms. The gourmet kitchen lends well to catered events, with premium appliances, island, pantry & eating area for casual meals. The formal dining room accommodates large gatherings & sunroom access. Living room offers a beautiful statement fireplace , and a relaxed family room. An entertainment haven complete with rec room, billiards room, & study with wet bar. Laundry, mudroom, & 3 bathrooms complete this level. Upper floor provides the primary suite, with his & hers closets, sitting room with fireplace & a lavish 6pc ensuite. 3 more bedrooms each with ensuites, plus a separate guest suite with kitchen provide ample space for family and friends. Lower floor affords a movie theater, gym, wine cellar, kitchen, sauna & steam room, change room, bathroom, & storage. A stunning glass elevator connects all 3 levels. Outside, resort style living with many features and areas to enjoy the unwavering natural beauty that surrounds. An outdoor pool with a new cover and hot tub can be enjoyed year round. Expansive patio sections throughout the property include covered sections and oceanfront setting with beach access - perfect for launching your kayak or paddle board to explore the coastline. This captivating property is just moments from the world class amenities of Downtown Victoria and the Inner Harbour.

1. Seismic upgrade during construction
2. Hardy plank Cement Siding
3. Torch-On Roof with heavy shingles
4. Home has been newly painted inside and out
5. Kitchen has been completely renovated, all appliances replaced
6. New widows have been installed (20 new windows)
7. Three (3) Phase Power underground into the garage for future Generator (if required)
8. Lutron Lighting System
9. 15 Heat Pumps – Very Well Maintained - 7 newly installed (Series 5)
10. In-Floor Heating

11. Geothermal/Air Conditioning/Central Air/HVAC/Electric/Forced Air
12. Central Vacuum System – Very Well Maintained
13. Sound System (upgraded) – throughout the home
14. Electric gate (Coded & Remote)–2 new motors being installed
15. Electric Man-Gate (Coded)
16. Four gas fireplaces with brand new receivers and remotes.
17. One gas starter ‘wood’ fireplace
18. Chimney de-glazed - February 2022
19. Inground Irrigation – 23 Zones
20. In-home elevator with new ‘5 year’, transferable warranty
21. Telus Fibre Optic Installed
22. Separate Home Theatre
23. Full gym with sauna and steam room
24. Pool and Hot Tub with change room/washroom
25. Elegant Pool Kitchen
26. Hardwood flooring has been refinished
27. New pool cover has been installed
28. Outside light fixtures have been replaced
29. The Property Manager is likely willing to stay with the property if requested

*** TURN KEY OPPORTUNITY, OPTION TO PURCHASE FULLY FURNISHED ***