



249 King George Terrace (Muir Haven)

1. Beautifully manicured garden consisting of mature evergreen and deciduous shrubs for every season along with mature trees such as poplar, maple, holly, pine and magnolia. Enjoy privacy with mature cedar and laurel hedges as well as a large bamboo specimen! There are lots of spring colours featuring rhododendrons, azaleas, camelias, pieris japonica, and hydrangeas. Let's not forget your very own fruit tree garden (Apples, Pears and Plums) and roses galore! The garden is ready to be enjoyed in all its glory but will require regular maintenance which includes annual trimming of hedges by a tree service company due to their height. The following is also highly recommended; fresh soil to replenish nutrients, re-seeding and fertilization of grass in certain areas, and drainage improvements towards the ocean side.
2. Seismic upgrade during construction with 1000M of Concrete in the yard.
3. Hardy Plank Cement Siding.
4. Torch-On Roof with heavy shingles.
5. Three (3) Phase Power underground into the garage for future Generator (if required)
6. Lutron Lighting System
7. 15 Heat Pumps – Very Well Maintained – 4 New
8. Newer septic tank system.
9. In-Floor Heating
10. Geothermal/Air Conditioning/Central Air/HVAC/Electric/Forced Air
11. Geothermal Unit with Ocean Loop with Radiator type apparatus and Titanium Cages.
12. New Glass windows installed x 14 each – 09 February 2022
13. Central Vacuum System – Very Well Maintained
14. Sound System (upgraded) – throughout the home
15. Electric gate (Coded & Remote)– 2 new motors installed soon
16. Electric Man-Gate (Coded)
17. Four gas fireplaces with brand new receivers and remotes.
18. One gas starter 'wood' fire place
19. Chimney de-glazed - 16 February 2022
20. Inground Irrigation – 23 Zones
21. In-home elevator with new '5 year', transferrable warranty
22. Telus Fibre Optic Installed
23. Separate Home Theatre
24. Full gym with sauna and steam room
25. Heated Pool and Hot Tub with change room/washroom
26. Elegant Pool Kitchen
27. Many New Appliances; Bar Fridge and Wine Cooler, 3 x full size Fridges, Dishwasher, Laundry.
28. Newer BBQs
29. Property Manager likely willing to stay with property if requested. More improvements to be added in the near future