



**MIKE OXLEY**  
REAL ESTATE

## List of Features and Improvements for 9235 Truman Road

### Features:

- Rare low-bank waterfront property
- Property borders an unused road allowance giving the impression of having 200' of waterfront frontage.
- Panoramic unobstructed ocean views
- Very private
- Very bright and sunny lot
- Sought after community
- Mooring buoy
- Contemporary open concept design
- Ample secure storage
- Steps to hiking trails and nearby Provincial Parks
- 15 minutes to Sechelt

### Improvements:

- New kitchen
- New bathrooms
- All new drywall
- All new Low-E glass windows and doors
- All new plumbing
- New high efficiency LG forced air furnace with heat pump and A/C
- Exterior cedar & concrete siding
- All new flooring - Engineered Oak
- All new electrical with separate generator panel
- All new Kitchen with manufactured stone counters & custom Fir cabinetry, waterfall island
- All new Bosch & Frigidaire Professional appliances
- All new Bathrooms
- All new Interior doors
- All new lighting
- Carport / deck / entrance moved to back of house
- Re-built the structure, completely
- Radiant in floor heating in the ensuite
- Walk in closet with California Closet system
- New Skylights
- New Front door
- Landscaping front to back including the installation of a flagstone patio, all new gardens and path to the beach
- New Gravel Driveway

