

MAXIMILIAN HUXLEY CONSTRUCTION LTD.

Building Excellence since 1999



After scanning the Victoria listings for several years, while still living in Calgary, we found the perfect property on a quiet Oak Bay street that was close to the Avenue and to the Ocean. We found a location that we truly loved, and were prepared to take on the significant challenge of a major renovation in order to bring the house up to a modern standard, with conveniences to suit our lifestyle and needs.

When selecting a builder, we found that people were very keen to chat about Max and their superb experience working with him and his team in the past. It was evident that Max had an excellent track record and reputation in Victoria for high quality craftsmanship, renovation experience and above all, operating with honesty and integrity.

During our first meeting, in which we shared our vision for our home, we were impressed and grateful for Max's willingness to openly share his thoughts on the design. He paid very close attention to what we were asking for, but also offered suggestions to improve upon our plans and shave off areas off the project in order to find significant cost savings throughout the job. He brought his experience and opinion, and was a straight shooter.

After taking the time to ensure the design plan was functional, doable, and structurally sound and that it met building codes, engineering requirements, and bylaws, Max presented us a fixed price contract, describing exactly what he was going to do, how payments were going to be made, what he would be liable for, etc. He included highly detailed plans, with a breakdown of every single part of the job with fixed prices for materials and installation of each item; along with a precise timeline for what was going to take place and when. Max was able to answer all of our questions and was proactive in finding areas where he felt costs could be reduced without compromising quality. With this comprehensive quote in hand, we had clear expectations, great confidence in Max and truly felt that our new home was being given a strong foundation.

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Throughout the project, we spoke to Max at least every other day. The level of communication was much more than we expected. We received regular progress reports and statements so we knew exactly where the project was at any given time. Max was definitely a process guy—very organized and detailed, which you don't see that often. Another benefit we found from working with Max was his keen eye for design. He has great taste and provided his opinions for colours, layout, and materials throughout the project. We really relied on him for final decisions and would always go with his recommendation.

Max was also an incredible resource when it came to knowledge and understanding of the rules dictated by the Oak Bay bylaws—something that we had not anticipated to be so restrictive. Max was very well versed on the regulations, due to his experience working in the area, and was able to help us navigate through permits and guidelines as needed.

Max and his entire team showed a definite commitment to quality in every aspect of the renovation. We were very impressed with the trades, who were direct sub-contractors of Max—guys who he had worked very closely with for a number of years. They were all really great people, who were nice to have around. We were pleased to see that our home was given such a high level of attention and hands-on service, achievable due to the fact that Max only manages a few projects at a time, so we knew he wasn't spreading himself too thin. The result was meticulous attention to detail while completing our renovation to the highest standard of excellence.

The project management was seamless. Our renovation stayed within our financial and time constraints while meeting our needs in terms of quality, function, and design. The final product is a superior and unique home, from the foundation to the finish. After just one month of living here, it already feels like home. Our kids and grandkids love it, and as our daughter said "it has you written all over it." The home has a great open flow to it, with massive windows maximizing the amount of natural light, and beautiful craftsmanship—but for Max, it's what you don't see that we're sure he is most proud of.

LINDA AND DALE ALLEYNE
OAK BAY



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