



THE TRIBECA
63 ROCK LAKE VIEW NW
2096 SQ. FT.
3 BEDROOM
TRIPLE DETACHED
GARAGE WITH
SECONDARY RESIDENCE
MOVE IN NOW

INCLUDED FEATURES **\$999,900.00 includes GST**

- Upgraded cabinets
- Upgraded lighting fixtures
- Open Rise Western stairs with maple stringers main to upper only
- Maple railing with 6 mil lift and drop glass
- Quartz countertop
- Hydronic heating rough in only to basement includes upgrade to 4" concrete
- Infloor heat to ensuite floor
- Upgraded flooring and ceramic
- Upgraded plumbing fixture upgrades
- 10 mil glass shower door & glass in ensuite
- Contemporary linear fireplace
- Painted ceilings on main floor
- 5 Panel Shaker Doors
- Custom Mudroom lockers
- Triple glazed windows
- Custom built-ins in Master Closet
- Feature Wall in Den
- Wireless access points to ensure maximum WiFi speed and coverage, Category 6 wall jacks for all networked connected devices, wired networked security camera locations including video doorbell, entertainment wiring for integrated whole house music system, home theatre cabling, category 6 cabling for home automation devices and 2 sets of speakers

TRIBECA SHOW HOME & SECONDARY RESIDENCE INCLUDES LOT, LANDSCAPING, FENCING AND GST

1 DOUBLE GARAGE 440 SQ. FT.
1 SINGLE GARAGE 264 SQ. FT.
SECONDARY HOME
668 SQ. FT. 1 BEDROOM SUITE
INCLUDES
KITCHEN, NOOK, LIVING ROOM,
BEDROOM, BATHROOM & BALCONY

