



**THE WINDERMERE**  
**9 ROCK LAKE HEIGHTS NW**  
**2239 SQ. FT.**  
**LOWER LEVEL 825 SQ. FT.**  
**\$969,900.00 (includes GST)**  
**3 PLUS 1 BEDROOM**  
**2 CAR GARAGE WITH STORAGE BAY**  
**MOVE IN NOW**

## FEATURES

The Windermere is a contemporary open concept light filled home which features a neutral colour palette juxtaposed against dark cabinetry and highlighted with warm metal finishes.

The chef's kitchen boasts ceiling height custom cabinetry with paneled appliances, a quartz waterfall island show stopping walnut feature wall.

At the end of the day escape to your spa-like bathroom illuminated by a skylight and accented with Carrara marble tiles, a custom floating vanity and decorative fixtures.

Details like the contemporary glass panel railing, on trend plumbing and lighting fixtures and hand painted cement tiles will definitely have your guests talking.

The lower level walkout features a bedroom, bathroom, rec room with custom walnut wet bar and 2 way fireplace with remote. The perfect spot to relax with family or to entertain guests.

- \* Painted ceilings on main floor
- \* Upgraded appliance package
- \* Undercabinet lighting
- \* Upgraded contemporary glass panel railing
- \* Upgraded shelving and mirrors
- \* Air Conditioning
- \* Heated ensuite floors
- \* Feature wall in master bedroom
- \* In floor heat with boiler system in lower level
- \* Integrated back box for zero clearance installation of TV's in selected rooms
- \* 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
- \* Security system cabling for monitored security system
- \* Entertainment wiring for integrated whole house music system
- \* Home theatre cabling for complete Dolby Atmos 7.2 Channel Sound System
- \* Category 6 Cabling Network for Home Automation Devices