

# THE WHISPERING PINE

15-1080 Upperpoint Ave. - \$697,257



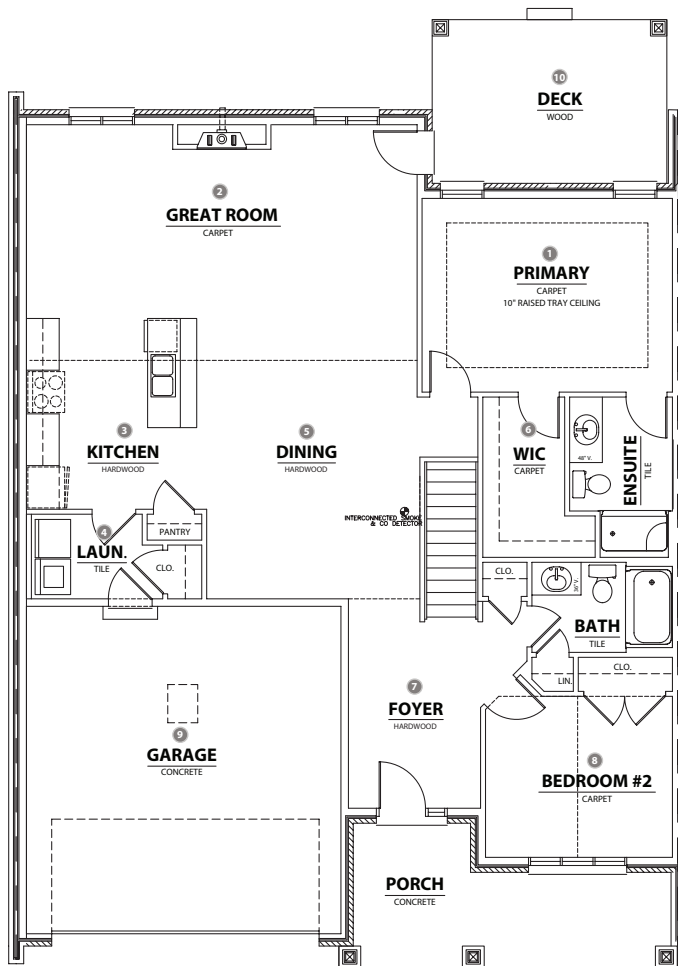
1470 sq.ft.



2 Bedroom



2 Bathroom



## ROOM DIMENSIONS

- |                                 |                               |
|---------------------------------|-------------------------------|
| 1 PRIMARY BEDROOM - 15-2 X 11-9 | 7 FOYER - 11-4 X 8-0          |
| 2 GREAT ROOM - 23-9 X 11-9      | 8 SECOND BEDROOM - 11-4 X 9-9 |
| 3 KITCHEN - 11-0 X 11-6         | 9 GARAGE - 19-1 X 20-0        |
| 4 LAUNDRY ROOM - 8-3 X 5-1      | 10 DECK - 14-0 X 10-0         |
| 5 DINING ROOM - 13-0 X 17-0     |                               |
| 6 W/I CLOSET - 4-11 X 9-8       |                               |

## Special Features

- Overlooks Upperpoint Park
- 2 Bedrooms, 2 baths
- Upgraded cabinets and features
- Water line to fridge
- Main bath vanity cabinet with storage drawer
- Custom range hood
- Main floor laundry with upper cabinets
- Vaulted great room ceiling and bedroom 2
- Tray ceiling in master bedroom
- FP wall braced and wired for TV
- Gas Fireplace with tile surround, painted wood mantel
- Large picture windows frame the fireplace bump-in
- Upgraded plumbing fixtures
- Quartz countertops with undermount sinks
- Custom kitchen backsplash
- Matte black lever passage sets throughout
- Custom tiled shower with tiled floor, niche and vapour proof potlight
- Engineered oak hardwood in dining, kitchen, foyer and main floor hallway
- Upgraded step castings and baseboards
- Finished security system
- Custom Lighting
- Left-hand drive
- Double attached garage with steel insulated door and inside entry
- Garage door opener with battery backup and smart phone compatibility
- Roof covered deck with glass railings
- Terrace door to deck
- Full front porch
- Exterior transom windows per plan
- Basement bath rough-in
- Laundry tub in basement



**Barb Owens**  
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Prices subject to change without notice. E. & O. E. All prices include H.S.T. with applicable rebates signed back to Sifton Properties Limited. April 2026.



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