

# THE DOUGLAS FIR

5-1080 Upperpoint Ave. - \$646,900



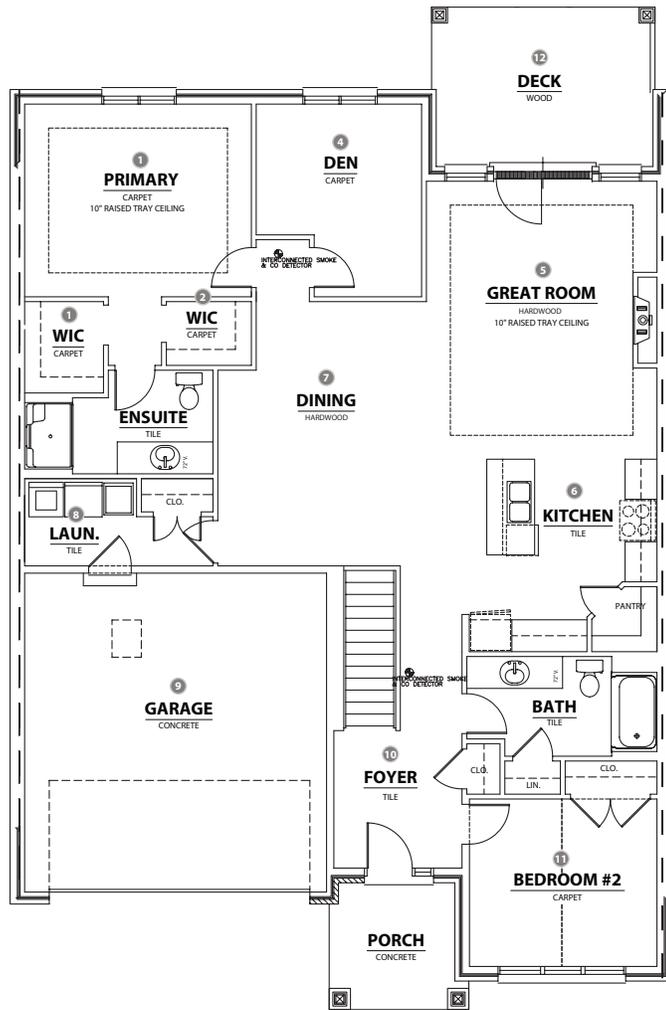
1633 sq.ft.



2 Bedroom  
+ Den



2 Bathroom



## ROOM DIMENSIONS

- |                                 |                                 |
|---------------------------------|---------------------------------|
| 1 PRIMARY BEDROOM - 14-1 X 12-0 | 7 DINING ROOM - 15-2 X 16-5     |
| 2 W/I CLOSET #2 - 4-10 X 5-7    | 8 LAUNDRY ROOM - 6-11 X 5-4     |
| 3 W/I CLOSET #1 - 5-3 X 4-0     | 9 GARAGE - 18-10 X 20-0         |
| 4 DEN - 10-3 X 12-0             | 10 FOYER - 7-11 X 8-7           |
| 5 GREAT ROOM - 14-4 X 17-4      | 11 SECOND BEDROOM - 11-8 X 10-5 |
| 6 KITCHEN - 11-9 X 12-0         | 12 DECK - 14-0 X 10-0           |

## Special Features

- 2 + den, 2 Baths
- Views overlook park
- Roof covered deck with glass railings
- Large open dining room
- 4 LED pot lights in great room
- Gas fireplace with tile surround and painted wood mantel
- Wall braced and wired for TV above FP
- Corner pantry & island bar in kitchen
- Custom millwork with soft close doors and drawers
- Roughed-in for under cabinet lights
- Water line to the fridge
- Double attached garage with steel insulated door and inside entry
- Garage door opener with battery backup and smart phone capability
- Main floor laundry with tub and upper cabinets over future appliances
- Master ensuite and walk-in shower with doors
- 2 Master closets
- Main bath with tub-shower, linen cupboard
- Office/den adjacent to master bedroom
- Exterior transom windows per plan
- Basement bath rough-in
- Finished and ready for move-in



**Barb Owens**  
SALES ASSOCIATE



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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. November 2024



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