

18 Whistler Landing, Scarborough, Maine

Property Improvements and Upgrades

Complete Kitchen Transformation (2020)

- **Custom Cabinetry & Expanded Layout:** Modernized solid cabinets complemented by sleek hardware, expanded layout offering more prep space than before.
- **Granite Countertops:** Premium natural stone surfaces with ample prep space.
- **Stainless Steel Appliances:** Upgraded high-efficiency appliance suite.
- **Enhanced Lighting:** Modern light fixtures complete with under-cabinet task lighting.

Primary Bathroom Upgrade (2021)

- **Custom Vanity & Mirror:** Built-in cabinetry paired with a tailored upper unit, matching framed mirror, and solid granite top.
- **Custom Tile Shower:** Hand-crafted tile surround outfitted with upgraded premium fixtures.
- **Radiant Heated Floors:** Elegant tile flooring featuring integrated electric underfloor heating.
- **Upgraded Fixtures:** Contemporary lighting, new high-efficiency toilet, and high-efficiency ventilation fan.

Flooring, Hardware & Grounds

- **Hardwood Flooring:** Solid oak floors spanning the main level (2012), extending continuously up the staircase and throughout the entire upper hall alongside a crafted oak banister (2021).
- **Hardware & Upgrades:** Fresh interior door hardware installed throughout (2021).
- **Custom Designed Professional Landscaping:** The front yard (2015) features a River Birch clump, Chamaecyparis, arborvitae, and Inkberry, along with seasonal blooms including hydrangeas (2), Weigela, Miss Kim lilac, and pear trees. The backyard (2019) features a private, wooded sanctuary with holly, evergreens, and a mature magnolia tree.

HVAC, Plumbing & Systems

- **High-Efficiency Boiler:** Premium Buderus heating system complete with upgraded pumps, controls, copper lines, and a Bradford White 38-gallon hot water tank (2023).
- **Heat Pump Climate Control:** Multi-zone 3-unit Fujitsu mini-split heat pump system providing efficient heating and air conditioning installed in 2015 with full system upgrades completed in 2022.
- **Plumbing Infrastructure:** Main water line serviced with a new pressure relief valve, expansion tank, and shut-off valve (2025).
- **Drainage Improvements:** Upgraded drainage system servicing Units 17, 18, and 19 (2019), designed to manage runoff effectively and offer long-term peace of mind.
- **Chimney Maintenance:** Dual metal chimney tops and protective screens added (2025).
- **Comprehensive Security Monitoring:** Whole-home security system covering entry points, motion, smoke, temperature shifts, basement water sensing, oil burner function, and cellular backup (2013).

Additional Property Features

Interior & Living Spaces

- **Kitchen:** Skylight and front-facing windows provide an abundance of natural light.
- **Open Concept:** The living and dining rooms flow together in an open layout, with a glass slider and generous windows overlooking the professionally landscaped backyard.
- **Wood Burning Fireplace:** Provides warmth and cozy ambiance on chilly winter nights.
- **Main-Level Laundry:** Convenient ground-floor laundry located in the half bathroom, enclosed discreetly behind custom doors.
- **Primary Suite:** Soaring cathedral ceilings, private balcony access via glass sliding doors overlooking the professionally landscaped backyard. The primary suite also offers a thoughtful architectural extension providing additional square footage, a walk-in closet, and a dedicated vanity nook with granite topped vanity, sink, and mirror.
- **Finished Third-Floor Loft:** Flexible layout ideal for a home office, dedicated nursery, additional storage, or creative space.
- **Finished Lower Level:** Finished basement with a dedicated heating zone, offering versatile extra living space.

Community and Setting

- **Private Entrances and Setting:** 18 Whistler Landing provides dedicated private front and rear entrances (no shared entries) and is situated in a quiet pocket of the community, framed by manicured front lawn space and mature greenery for additional privacy and appeal.
- **Parking and Storage:** Attached 1-car garage with overhead storage potential, plus ample driveway space for additional parking.
- **Modern Utilities:** Underground power and Spectrum cable/internet throughout the neighborhood, plus a dedicated streetlight positioned just outside the home.
- **Neighborhood Appeal:** Welcoming community entry sign framed by attractive, manicured landscaping.
- **Eastern Trail Access:** Direct access to the Eastern Trail located just outside the community.
- **Coastal and City Access:** Positioned near local beaches and just a short drive to downtown Portland.
- **Unbeatable Convenience:** Minutes from Route 1 which provides quick access to local shopping, dining, medical centers, and everyday conveniences.

Nearby Recreation & Amenities

Eastern Trail (*Adjacent / < 0.1 miles*)

Entry just outside the community to a 65+ mile trail system that stretches from South Portland to Kittery, perfect for biking, jogging, and peaceful outdoor walks through coastal wetland habitats.

Route 1 Retail & Service Corridor (*~1.0 mile*)

A short drive connects you to a full selection of supermarkets, financial institutions, medical and dental practices, and dining options.

Local Golf Courses (*~2.2 to 5.5 miles*)

Minutes away from several premier golfing destinations, including Nonesuch River's public championship course, Willowdale Golf Club, and Pleasant Hill.

Dunstan Corner & The Downs (*~4.2 to 4.7 miles*)

Quick access to vibrant local hubs featuring casual eateries, everyday services, and Scarborough's premier retail development at The Downs, complete with Costco Wholesale, the upcoming Market Basket, fuel, and specialty departments.

Nearby Beaches (*~4.1 to 7.5 miles*)

Easy access to soft sand and ocean surf across Scarborough Beach State Park (~4.1 mi), Ferry Beach (~4.7 mi), Higgins Beach (~4.9 mi), and Pine Point Beach (~7.5 mi).

The Maine Mall Area & Retail District (*~4.5 miles*)

A brief drive to Southern Maine's major shopping hub, surrounded by department stores, specialty retailers, dining choices, and national brands.

Downtown Portland & Old Port (*~7.5 miles*)

An easy commute straight into Southern Maine's cultural hub, known for award-winning culinary venues, boutique shopping, cobblestone streets, and active nightlife.