

40 WIMBERLY AVENUE

WATERDOWN



WOOLCOTT
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905.689.9223
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Welcome to 40 WIMBERLY AVENUE

This West Waterdown home is what you've been waiting for! Amazing location in a wonderful community - quick to highway 6 and 403, and you can walk to the YMCA, shopping, and schools. Just 10 years old and over 2,000 square feet, sitting on a pool-sized lot. All the boxes are ticked: hardwood, pot lights, granite, stainless steel kitchen appliances, California shutters, gas fireplace, finished basement, 9' ceilings, storage, simply lovely landscaping, and wraparound porch. This home is wired for sound (excellent basement set up for gamers) and perfectly laid out for entertaining and family life! Clean, neutral and move-in ready!

 52.30 x 102.19 Feet  \$5,961 in 2020  3  3+1





The front entrance is warm and welcoming featuring dark hardwood floors and a gorgeous hardwood staircase leading up to the bedroom level. In the corner, lit up by large windows is the dining area, perfect for hosting dinner parties.



Quality Finishes

The eat-in kitchen has been tastefully finished featuring granite, stainless steel appliances and a lovely contrast between the dark cabinetry and light backsplash and countertops. The kitchen opens up to the spacious great room with a gas fireplace.



Great Family Home

The finished basement adds tons of living space to this home. It features a stunning 3 piece bathroom, lavish bar area, den/office area and a cozy family room.





Room Measurements

MAIN LEVEL

Great Room	16'0 x 12'0
Kitchen	10'6 x 9'0
Dinette	10'6 x 10'0
Dining Room	10'0 x 13'0
Bathroom	2 Piece

UPPER LEVEL

Master Bedroom	16'0 x 12'0
Ensuite	5+ Piece
Bedroom	11'0 x 12'0
Bedroom	14'10 x 13'0
Bathroom	4 Piece
Laundry Room	

LOWER LEVEL

Family Room	
Den	
Bathroom	3 Piece
Cold Room	

Schools

Catholic Schools

Guardian Angels Catholic Elementary School
St. Mary Catholic Secondary School

Public Schools

Allan A. Greenleaf Elementary School
Waterdown District High School





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