

WELCOME TO
40 Premier Road



WOOLCOTT
REAL ESTATE



Beautifully Updated

Welcome to this fabulous 2,835-square-foot Waterdown home with a fully finished basement and a private, resort-style backyard oasis! Located within walking distance to schools, parks, shopping, restaurants and the YMCA, this exceptional property truly has it all.

This beautifully updated property features hardwood flooring and smooth ceilings with pot lights on the main level, along with striking 24" x 48" ceramic tiles that extend from the foyer through to the kitchen and family room.





2,835 Sq. Ft.



\$8,829 / 2025



4+2



4+1





Taste of Luxury

The showstopper kitchen impresses with an abundance of white cabinetry, elegant quartz counters and a massive 15' x 5' island with seating, drawers, electrical and pendant lighting overhead — perfect for entertaining!





Ideal Layout

The open-concept layout flows seamlessly from the kitchen into the family room, overlooking the private, landscaped backyard. Additional main-floor highlights include a den/office, a renovated powder room, a custom barn door to the laundry room and direct access to the backyard from the kitchen.



Abundance of Space

Upstairs, you'll find a spacious computer niche — large enough for a piano!

The huge primary suite with a sitting area, a walk-in closet with custom organizers and a luxurious, renovated ensuite featuring a freestanding tub, double vanity and a glass-enclosed shower.





Upstairs Haven

All bedrooms are generously sized, with two sharing a convenient Jack and Jill bathroom.



Room Measurements

MAIN LEVEL

Living/Dining Room	20' x 12'
Office	8' x 8'
Family Room	15' x 14'7"
Kitchen	22' x 9'
Bathroom	2 Piece
Laundry	

UPPER LEVEL

Primary Bed	20'4" x 15'
Ensuite	5+ Piece
Bedroom	12'4" x 12'8"
Bedroom	13'9" x 10'
Bedroom	18'4" x 11'8"
Bathroom	5 Piece
Bathroom	4 Piece

LOWER LEVEL

Rec Room	36'1" x 16'8"
Bedroom	17'7" x 10'
Bedroom	17'1" x 7'7"
Utility Room	8'11" x 6'10"
Bathroom	3 Piece





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