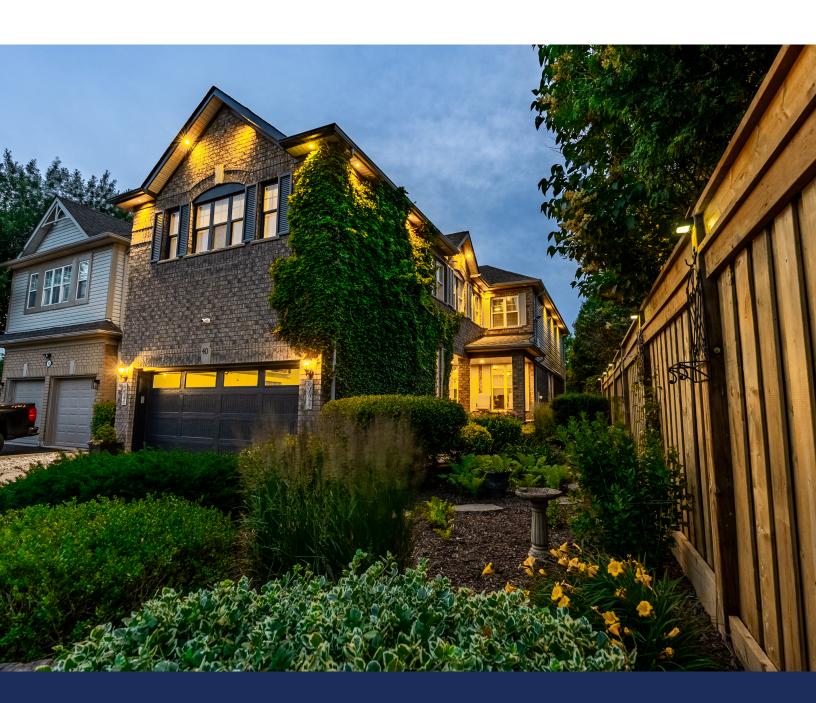
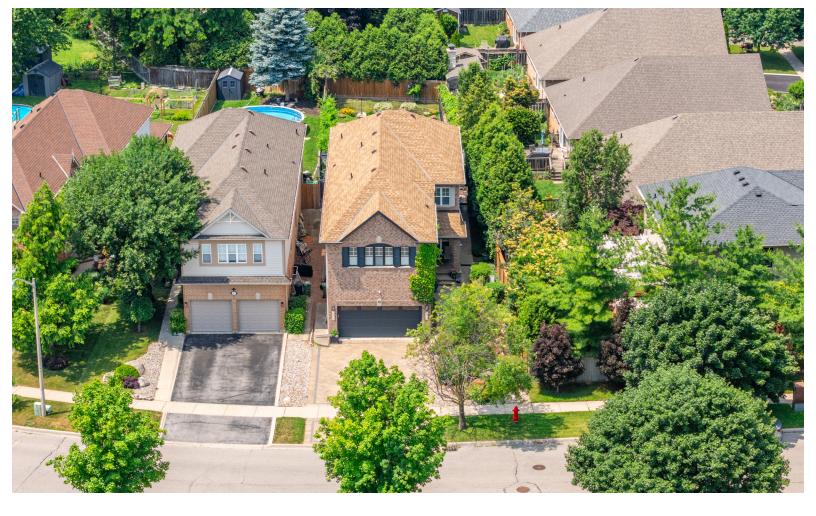
WELCOME TO

40 Premier Road







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.





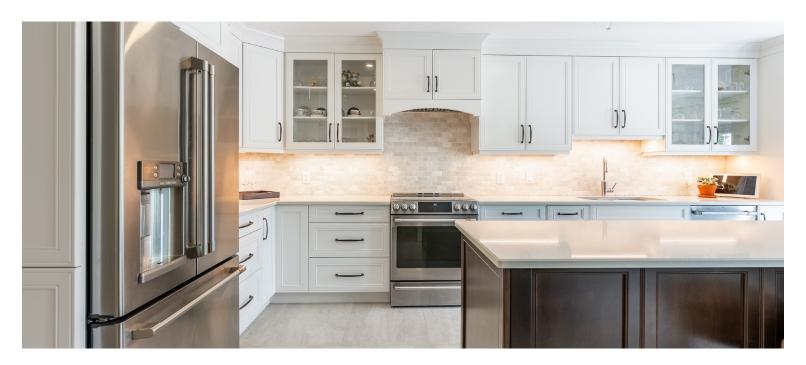












Taste of Luxury

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

