

\$724,900 - 99 Amber Street, Waterford

MLS® #40768992

\$724,900

3 Bedroom, 3.00 Bathroom, 1,786 sqft

Single Family on 0.00 Acres

Waterford, Waterford, Ontario

Welcome to 99 Amber Street, Waterford – a brand-new semi-detached home designed with modern living in mind. Offering 1,786 sq. ft. of stylish and functional space, this 2-storey residence is the perfect blend of comfort, convenience, and contemporary design. From the covered front entrance, step into a bright foyer that leads to an open-concept main floor where the kitchen, dining area, and great room flow seamlessly together. The kitchen is thoughtfully finished with custom cabinetry, quartz countertops, and island, making it a true hub for family gatherings and entertaining. With 9 ft ceilings on the main floor and 8 ft ceilings in the basement, the home feels open and airy at every turn. The entire main floor, upstairs bathrooms, and laundry room are finished with durable and stylish luxury vinyl plank flooring, bringing both elegance and practicality throughout. Upstairs, this home features 3 bedrooms, 2.5 bathrooms, and a laundry room complete with a sink for added convenience. The spacious primary suite offers a 4-piece ensuite with tub/shower combo and a walk-in closet, creating a private retreat. The unfinished basement has a separate walk up entrance offering potential granny suite/apartment customization with large windows, in floor heat and a rough-in bathroom. An attached double-car garage with an 8-ft door, central air conditioning, and fibre optic internet make this home as functional as it is beautiful. Set in the heart of Waterford, you’ll enjoy the charm of



small-town living with the bonus of nearby amenities. Known for its scenic ponds, welcoming downtown, and friendly community, Waterford is also just a short drive to Simcoe, Brantford, and Hamilton, keeping you close to shopping, healthcare, and major highways. With modern finishes, thoughtful details, and energy-efficient features, 99 Amber Street is more than just a home—it’s a lifestyle upgrade. (id:6289)

Essential Information

Listing #	40768992
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,786
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	99 Amber Street
Subdivision	Waterford
City	Waterford
Province	Ontario
Postal Code	N0E1Y0

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Playground, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Garage door opener
Heating	Natural gas In Floor Heating, Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX ERIE SHORES REALTY INC. BROKERAGE



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