29299 SIMPSON ROAD ABBOTSFORD

| Residential Detached |
|-----------------------------|
| \$2,897,000 (LP) |

| louse with Acreage | Aberdeen, V4X 1H9 | | | | | \$2,897,000 | |
|--|--|--|---|--|---|---|--|
| Depth/Size (ft): | (1.01AC) | Bedrooms: | 4 | Approx. Year Buil | lt: 1990 | 0 | |
| rontage (ft): | 104.83 | Bathrooms: | 4 | Age: | 34 | | |
| ot Area: (Acres) | 1.01 | Full Baths: | 4 | Zoning: | SRF | 1 | |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$7,7 | 21.57 | |
| Rear Yard Exp: | | | | For Tax Year: | 2023 | | |
| /iew: | No | | | P.I.D.: | 012- | -292-401 | |
| Style of Home: | Basement Entry | | Parking: | | | | |
| Construction: | Frame - Wood | | Covered Parking: | | | | |
| Exterior: | Brick, Fibre Cement Bo | bard | Parking Access: | | | | |
| oundation: | | | Parking: | Garage; Triple,RV | Parking Avail. | | |
| lain Screen: | | | Locker: | | | | |
| Renovations: | | | Units in Dev: | | | | |
| of Fireplaces: | 3 - Fuel: Natural Gas | | Distance to: | | - | | |
| Vater Supply: | City/Municipal | _ | Title to Land: | Freehold NonStrat | a | | |
| uel/Heating: | Forced Air, Natural Gas | | Property Disc: | Yes | | | |
| Dutdoor Area: | Balcny(s) Patio(s) Dck | s(s),rencea Yara | PAD Rental: | No | | | |
| Туре of Roof: Floor Finish: | Asphalt | | Fixtures Leased: Fixtures Rmvd: | No Yes | | | |
| | | | Fixures filling. | 105 | | | |
| | No | | | | | | |
| View: | INU | | | | | | |
| View: Mgmt. Company: | NO | | | | | | |
| - | NU | | | | | | |
| Mgmt. Company: | | s,Sanitary Sewer,Water | | | | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: | Electricity,Natural Gas | s,Sanitary Sewer,Water 9416, PART SE1/4, SECTION 22, | TOWNSHIP 13, NEW WESTM | IINSTER LAND DISTRIC | т | | |
| Mgmt. Company: Complex / Subdiv: | Electricity,Natural Gas LOT 15, PLAN NWP7 | - | TOWNSHIP 13, NEW WESTM | IINSTER LAND DISTRIC | т | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo | 9416, PART SE1/4, SECTION 22 | | IINSTER LAND DISTRIC | Т | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached | n Nearby,Shopping Nearby | | т | | |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation | n Nearby,Shopping Nearby | | т | | |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S | n Nearby,Shopping Nearby | | т | | |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S | n Nearby,Shopping Nearby | | T | nsions | |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B | ar | | | |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor | ar Type | Dimen | 15'0 | |
| Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Listing Broker(s): | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main | ar Type Bedroom | Dimen 8'10 x 16'4 x 8'11 x | 15'0 36'3 15'0 | |
| Agmt. Company: complex / Subdiv: Gervices Connected: egal: umenities: Site Influences: Geatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below | ar Type Bedroom Recreation Room | Dimen 8'10 x 16'4 x | 15'0 36'3 15'0 | |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached the Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below | ar Type Bedroom Recreation Room Bedroom | Dimen 8'10 x 16'4 x 8'11 x | 15'0 36'3 15'0 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below | ar Type Bedroom Recreation Room Bedroom | Dimen 8'10 x 16'4 x 8'11 x | 15'0 36'3 15'0 | |
| Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area Family Room | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below | ar Type Bedroom Recreation Room Bedroom | Dimen 8'10 x 16'4 x 8'11 x | 15'0 36'3 15'0 | |
| Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain | Electricity,Natural Gass LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 11'0 x 15'0 8'11 x 11'5 # Of Rooms: | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below Below Below | ar Type Bedroom Recreation Room Bedroom Laundry Bathroom Floor | Dimen 8'10 x 16'4 x 8'11 x 7'2 x 1 # of Pieces | 15'0 36'3 15'0 1'0 Ensuite? | |
| Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Iain Iain Iain Iain Iain Iain Iain Iain | Electricity,Natural Gass LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,692 sqft 0 sqft | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 11'0 x 15'0 8'11 x 11'5 # Of Rooms: # Of Kitchens: | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below Below Below 11 | ar Type Bedroom Recreation Room Bedroom Laundry Bathroom Floor Main | Dimen 8'10 x 16'4 x 8'11 x 7'2 x 1 # of Pieces 4 | 15'0 36'3 15'0 1'0 Ensuite? No | |
| Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Sylaw Restric: isting Broker(s): Ioor Iain | Electricity,Natural Gass LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,692 sqft 0 sqft 1,160 sqft | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 11'0 x 15'0 8'11 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below Below 11 1 2 | ar Type Bedroom Recreation Room Bedroom Laundry Bathroom Floor Main Main | Dimen 8'10 x 16'4 x 8'11 x 7'2 x 1 # of Pieces 4 3 | 15'0 36'3 15'0 1'0 Ensuite? No Yes | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Sylaw Restric: Listing Broker(s): Ioor Iain Iai | Electricity,Natural Gass LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,692 sqft 0 sqft 1,160 sqft 0 sqft | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 11'0 x 15'0 8'11 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below Below Below 11 | ar Type Bedroom Recreation Room Bedroom Laundry Bathroom Floor Main Main Below | Dimen 8'10 x 16'4 x 8'11 x 7'2 x 1 # of Pieces 4 3 4 | 15'0 36'3 15'0 1'0 Ensuite? No Yes No | |
| Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,692 sqft 0 sqft 1,160 sqft 0 sqft 2,852 sqft | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 11'0 x 15'0 8'11 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below Below Below 11 1 2 None | ar Type Bedroom Recreation Room Bedroom Laundry Bathroom Floor Main Main | Dimen 8'10 x 16'4 x 8'11 x 7'2 x 1 # of Pieces 4 3 | 15'0 36'3 15'0 1'0 Ensuite? No Yes | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: | Electricity,Natural Gass LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,692 sqft 0 sqft 1,160 sqft 0 sqft | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 11'0 x 15'0 8'11 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below Below Below Below Full,Fully Finished,Separate | ar Type Bedroom Recreation Room Bedroom Laundry Bathroom Floor Main Main Below | Dimen 8'10 x 16'4 x 8'11 x 7'2 x 1 # of Pieces 4 3 4 | 15'0 36'3 15'0 1'0 Ensuite? No Yes No | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Electricity,Natural Gas LOT 15, PLAN NWP7 Air Cond./Central,Poo Central Location,Priva Air Conditioning,ClthW RE/MAX Nyda Realty Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,692 sqft 0 sqft 1,160 sqft 1,160 sqft 0 sqft 2,852 sqft 0 sqft | 9416, PART SE1/4, SECTION 22, I; Outdoor,Workshop Detached ate Setting,Private Yard,Recreation Vsh/Dryr/Frdg/Stve/DW,Security S (Agassiz) Dimensions 12'11 x 21'6 11'10 x 10'9 13'5 x 9'9 9'7 x 7'9 11'0 x 18'4 11'0 x 15'0 8'11 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: | n Nearby,Shopping Nearby system,Vacuum - Built In,Wet B Floor Main Below Below Below Below 11 1 2 None Full,Fully | ar Type Bedroom Recreation Room Bedroom Laundry Bathroom Floor Main Main Below | Dimen 8'10 x 16'4 x 8'11 x 7'2 x 1 # of Pieces 4 3 4 | 15'0 36'3 15'0 1'0 Ensuite? No Yes No | |

This beautifully updated family home w/SHOP, SALTWATER POOL & HOT TUB on an ACRE could be yours this summer!! Main floor 3 bed & 2 bath, chef's kitchen w/granite counters, 36"gas range, massive island, living & dining room, eating area & family room, 2 n/gas fireplaces. Downstairs is the ultimate entertaining rec room w/wet bar, tv area, gas f/p, 1 bed full bath & laundry room(easily suite-able) & walk out to heated Pool, massive stamped concrete deck w/built-in hot tub, outside bathroom w/change room. Got Toys? TRIPLE garage w/epoxy floor, 30'X30' Shop w/mezzanine 220 power & single car detached garage. Fully fenced & gated for privacy on private road. Close to all levels of schools, shopping at High Street & Hwy 1 access. This is the one! Book your showing today.

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