29869 SIMPSON EXTENSION ROAD ABBOTSFORD

Aberdeen, V4X 1B9

Residential Detached \$1,988,888 (LP)

Depth/Size (ft):		Bedrooms:	6	Approx. Year Buil	l t: 1967	7
Frontage (ft):	150.00	Bathrooms:	2	Age:	56	
.ot Area: (sq.ft.)	32,234.40	Full Baths:	2	Zoning:	A1	
lood Plain:		Half Baths:	0	Gross Taxes:	\$5,34	40.25
Rear Yard Exp:				For Tax Year:	2022	2
/iew:				P.I.D.:	009-	188-461
				1		
Style of Home:	Rancher/Bungalow w/	/Bsmt.	Parking:	Total: 5 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
xterior:	Mixed		Parking Access:			
oundation:			Parking:	Garage; Single		
ain Screen:			Locker:			
lenovations:			Units in Dev:			
of Fireplaces:	- Fuel:		Distance to:			
later Supply:	Well - Shallow		Title to Land:	Freehold NonStrat	a	
uel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Patio(s) & Deck(s)		PAD Rental:			
Type of Roof:	Metal		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
/Igmt. Company: Complex / Subdiv:	Electricity Sectio Wate					
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Paved Road,Recreation ClthWsh/Dryr/Frdg/St	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW				
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: Bylaw Restric:	LOT 6 SECTION 14 T Paved Road, Recreation	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	LOT 6 SECTION 14 T Paved Road,Recreation ClthWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions	g Nearby	Туре	Dimen	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	LOT 6 SECTION 14 T Paved Road,Recreation CithWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type Foyer	OWNSHIP 13 NEW WESTMINS ^{**} on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2	g Nearby Floor Bsmt	Kitchen	15'6 x ⁻	12'5
Igmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Loor Iain	LOT 6 SECTION 14 T Paved Road,Recreation CithWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type Foyer Dining Room	OWNSHIP 13 NEW WESTMINS ⁻ on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0	g Nearby Floor Bsmt Bsmt	Kitchen Utility	15'6 x ⁻ 7'5 x 4'	12'5 '9
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain	LOT 6 SECTION 14 T Paved Road,Recreatio ClthWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type Foyer Dining Room Kitchen	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping we/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11	y Nearby Floor Bsmt Bsmt Bsmt	Kitchen Utility Living Room	15'6 x ⁻ 7'5 x 4' 17'10 x	12'5 '9 < 12'4
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: cetures: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain	LOT 6 SECTION 14 T Paved Road,Recreatio ClthWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type Foyer Dining Room Kitchen Bedroom	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0	g Nearby Floor Bsmt Bsmt Bsmt Bsmt	Kitchen Utility Living Room Bedroom	15'6 x ⁻ 7'5 x 4' 17'10 x 9'2 x 1	12'5 '9 < 12'4 1'2
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT 6 SECTION 14 T Paved Road,Recreation CithWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type Foyer Dining Room Kitchen Bedroom Bedroom	OWNSHIP 13 NEW WESTMINS ^{**} on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0 9'5 x 10'0	g Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Kitchen Utility Living Room Bedroom Flex Room	15'6 x ⁻ 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1!	12'5 '9 < 12'4 1'2 5'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main	LOT 6 SECTION 14 T Paved Road,Recreation CithWsh/Dryr/Frdg/St RE/MAX Little Oak Re Foyer Dining Room Kitchen Bedroom Bedroom Primary Bedroom	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0 9'5 x 10'0 11'11 x 12'10	g Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Kitchen Utility Living Room Bedroom Flex Room Bedroom	15'6 x ⁻¹ 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1! 13'7 x ⁻¹	12'5 '9 < 12'4 1'2 5'8 12'6
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Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Loor Lain Lain Lain Lain Lain Lain	LOT 6 SECTION 14 T Paved Road,Recreation CithWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type Foyer Dining Room Kitchen Bedroom Bedroom Primary Bedroom Living Room	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0 9'5 x 10'0 11'11 x 12'10 18'3 x 13'3	g Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Kitchen Utility Living Room Bedroom Flex Room Bedroom	15'6 x ⁻¹ 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1! 13'7 x ⁻¹	12'5 '9 < 12'4 1'2 5'8 12'6
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	LOT 6 SECTION 14 T Paved Road,Recreation CithWsh/Dryr/Frdg/St RE/MAX Little Oak Re Type Foyer Dining Room Kitchen Bedroom Bedroom Primary Bedroom Living Room	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0 9'5 x 10'0 11'11 x 12'10	g Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Kitchen Utility Living Room Bedroom Bedroom Bedroom	15'6 x 4' 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1! 13'7 x 1 16'3 x 9	12'5 '9 < 12'4 1'2 5'8 12'6 9'1
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Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain lain lain	LOT 6 SECTION 14 T Paved Road,Recreation ClthWsh/Dryr/Frdg/St RE/MAX Little Oak Rec Foyer Dining Room Kitchen Bedroom Bedroom Primary Bedroom Living Room 1,245 sqft 0 sqft 1,447 sqft	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0 9'5 x 10'0 11'11 x 12'10 18'3 x 13'3 # Of Rooms: # Of Kitchens: # Of Levels:	P Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 2	Kitchen Utility Living Room Bedroom Flex Room Bedroom Bedroom Bedroom Main	15'6 x 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1! 13'7 x 16'3 x 9 # of Pieces 4	12'5 '9 (12'4 1'2 5'8 12'6 9'1 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	LOT 6 SECTION 14 T Paved Road,Recreation ClthWsh/Dryr/Frdg/St RE/MAX Little Oak Rec Foyer Dining Room Kitchen Bedroom Bedroom Primary Bedroom Living Room 1,245 sqft 0 sqft 1,447 sqft 0 sqft	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0 9'5 x 10'0 11'11 x 12'10 18'3 x 13'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	P Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 2	Kitchen Utility Living Room Bedroom Flex Room Bedroom Bedroom Bedroom Main	15'6 x 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1! 13'7 x 16'3 x 9 # of Pieces 4	12'5 '9 (12'4 1'2 5'8 12'6 9'1 Ensuite? No
View: View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	LOT 6 SECTION 14 T Paved Road,Recreation ClthWsh/Dryr/Frdg/St RE/MAX Little Oak Rec Foyer Dining Room Kitchen Bedroom Bedroom Primary Bedroom Living Room 1,245 sqft 0 sqft 1,447 sqft	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 × 12'2 8'0 × 10'0 11'9 × 9'11 9'3 × 10'0 9'5 × 10'0 11'11 × 12'10 18'3 × 13'3 # Of Rooms: # Of Kitchens: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	g Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 2 2 5 Fully Finished,Separate	Kitchen Utility Living Room Bedroom Flex Room Bedroom Bedroom Bedroom Main	15'6 x 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1! 13'7 x 16'3 x 9 # of Pieces 4	12'5 '9 (12'4 1'2 5'8 12'6 9'1 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 6 SECTION 14 T Paved Road,Recreation ClthWsh/Dryr/Frdg/St RE/MAX Little Oak Re Foyer Dining Room Kitchen Bedroom Bedroom Primary Bedroom Living Room 1,245 sqft 0 sqft 1,447 sqft 0 sqft 2,692 sqft	OWNSHIP 13 NEW WESTMINS on Nearby,Rural Setting,Shopping ve/DW ealty Dimensions 5'4 x 12'2 8'0 x 10'0 11'9 x 9'11 9'3 x 10'0 9'5 x 10'0 11'11 x 12'10 18'3 x 13'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	P Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 2 2	Kitchen Utility Living Room Bedroom Flex Room Bedroom Bedroom Bedroom Main	15'6 x 7'5 x 4' 17'10 x 9'2 x 1' 9'2 x 1! 13'7 x 16'3 x 9 # of Pieces 4	12'5 '9 (12'4 1'2 5'8 12'6 9'1 Ensuite? No

Welcome to this amazing 0.74 acre property located in a beautiful rural setting close to HWY 1, Fraser Hwy, Highstreet Shopping Centre. This house features 3 bed 1 bath on the main floor, and an unauthorized 3 bed 1 bath suite on the lower level which is a great mortgage helper. Both floors have separate laundry for ease and convenience. The property boasts a 32x60 heated workshop with concrete floors, high ceilings, and a newer car hoist that is included. The back yard has ample space for parking, storing equipment and enjoying the above ground pool. Back yard has had extensive landscaping, it was leveled with an excavator to open up space and a brand new metal fence/gate all the way around the property line. A1 zoning allows for house, suite, cannabis, bed & breakfast (verify with city).

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