

\$649,900 - 7b Yeager Avenue, Simcoe

MLS® #40770550

\$649,900

4 Bedroom, 3.00 Bathroom, 2,118 sqft

Single Family on 0.00 Acres

Town of Simcoe, Simcoe, Ontario

Custom-Built 2,118 Sq. Ft. Semi-Detached Home on a Deep Lot , Comfort, Style & Space in Simcoe Welcome to this beautifully crafted 2-storey semi-detached home offering 2,118 sq. ft. of comfortable living space on a generous 34 x 148 ft. lot. Featuring a large driveway and attractive stone front façade, this home makes a great first impression. Inside, the main floor features a flexible den/office or potential 5th bedroom, pot lights, high-end flooring, and a modern eat-in kitchen with quartz countertops, breakfast bar seating for three, walk-in pantry, and stainless steel appliances. The bright open-concept living and dining area is perfect for family time or entertaining. You'll also find a 2-piece bath, mudroom off the garage, and an insulated 1 car garage for added convenience. Upstairs offers 4 spacious bedrooms, second-floor laundry, and a primary suite complete with a walk-in closet and beautiful ensuite featuring a double vanity, glass tile shower, and oversized floor tiles. A sleek 4-piece main bath serves the other bedrooms. Enjoy outdoor living on the covered front porch, and entertain with ease thanks to a rough-in for a natural gas BBQ in the backyard. Located in Simcoe, just minutes from schools, school bus routes, churches, shopping, and all daily essentials. Plus, you're only a short drive to local wineries, breweries, and the sandy shores of Port Dover Beach. This home checks all the boxes, custom style, modern finishes, and a



prime location. A must-see! (id:6289)

Built in 2024

Essential Information

Listing #	40770550
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,118
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	7b Yeager Avenue
Subdivision	Town of Simcoe
City	Simcoe
Province	Ontario
Postal Code	N3Y5N4

Amenities

Amenities	Golf Nearby, Hospital, Park, Playground, Schools, Shopping
Features	Southern exposure, Crushed stone driveway, Sump Pump
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
----------	---------------------

Foundation

Poured Concrete

Listing Details

Listing Office

CENTURY 21 PEOPLE'S CHOICE REALTY INC. BROKERAGE



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 6:02am PDT