



\$1,379,999

35 SPRUCE ST B, TORONTO, ON M5A 2H8, CANADA

<https://www.gtarealestates.com>

Tucked away in an exclusive Cabbage town enclave, this beautifully renovated freehold executive townhome offers a rare blend of privacy, luxury, and urban convenience. One of only six sought-after "Spruce Lane Townhomes," this spacious 3-bedroom, 2.5-bath residence is located on a quiet private interlocked laneway, perfect for families and professionals alike. The main floor features...

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



Rooms & Units Descr

UnitNumber: B
RoomLevel1: Second level
RoomWidth1: 3.12
RoomType2: Bedroom
RoomLength2: 4.67
RoomDimensions2: 4.67 m X 3.69 m
RoomLevel3: Third level
RoomWidth3: 4.88
RoomType4: Laundry room
RoomLength4: 2.4
RoomDimensions4: 2.4 m X 2.76 m
RoomLevel5: Main level
RoomWidth5: 3.62
RoomType6: Dining room
RoomLength6: 6.85
RoomDimensions6: 6.85 m X 3.82 m
RoomLevel7: Main level
RoomWidth7: 2.41

RoomType1: Bedroom
RoomLength1: 3.42
RoomDimensions1: 3.42 m X 3.12 m
RoomLevel2: Second level
RoomWidth2: 3.69
RoomType3: Bedroom 3
RoomLength3: 3.99
RoomDimensions3: 3.99 m X 4.88 m
RoomLevel4: Lower level
RoomWidth4: 2.76
RoomType5: Living room
RoomLength5: 6.85
RoomDimensions5: 6.85 m X 3.62 m
RoomLevel6: Main level
RoomWidth6: 3.82
RoomType7: Kitchen
RoomLength7: 4.66
RoomDimensions7: 4.66 m X 2.41 m

Location Details

City: Toronto (Cabbagetown-South St. James Town) **Province:** Ontario

Property Details

SubdivisionName: Cabbagetown-South St. James Town **Levels:** 3
Stories: 3 **FrontageLength:** 16 ft



Property Features

- Fencing:** Fenced yard
- Heating:** Forced air
- CoolingYN:** True
- ParkingTotal:** 2
- GarageYN:** True
- CarportYN:** False
- ViewYN:** False
- Sewer:** Sanitary sewer
- Flooring:** Hardwood
- HeatingFuel:** Natural gas
- Cooling:** Central air conditioning
- OpenParkingYN:** False
- AttachedGarageYN:** True
- PoolYN:** False
- WaterfrontYN:** False

Courtesy of

OfficeName: NEW ERA REAL ESTATE

Office ID: 285897

ListAOR: Toronto Regional Real Estate Board

Building Details

- ParkingTotal:** 2
- Heating:** Forced air
- Sewer:** Sanitary sewer

Amenities & Features

- Waterfront available:** No
- OpenParkingYN:** No
- AttachedGarageYN:** Yes
- GarageYN:** Yes
- CarportYN:** No
- PoolYN:** No
- CoolingYN:** Yes
- Cooling:** Central air conditioning

