





$1,049,900

- 4 beds
- 3 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft

## 56 SPRUCEDALE CRESCENT, KITCHENER, ONTARIO, CANADA, N2N2T3

https://www.gtarealestates.com

ANOTHER QUALITY BUILD BY NEW VILLA GROUP! The “Brayden” features an open concept main floor with imported ceramic and engineered hardwood flooring. Spacious eat in kitchen with a large centre island. Quality custom cabinetry with soft close cabinets and quartz countertops. The second floor does not dissapoint with 4 large bedrooms including the massive primary...

## Rooms & Units Descr

**RoomType1:** Bedroom
**RoomLength1:** 3.15
**RoomDimensions1:** 3.15 m X 3.12 m
**RoomLevel2:** Second level
**RoomWidth2:** 2.34
**RoomType3:** Bathroom
**RoomLength3:** 1
**RoomDimensions3:** 1 m X 1 m
**RoomLevel4:** Second level
**RoomWidth4:** 3.78
**RoomType5:** Bathroom
**RoomLength5:** 5.66
**RoomDimensions5:** 5.66 m X 2.06 m
**RoomLevel6:** Second level
**RoomWidth6:** 3.48
**RoomType7:** Bedroom
**RoomLength7:** 3.1
**RoomDimensions7:** 3.1 m X 3.23 m
**RoomLevel8:** Main level
**RoomWidth8:** 2.13
**RoomType9:** Bathroom
**RoomLength9:** 2.44
**RoomDimensions9:** 2.44 m X 1.04 m
**RoomLevel10:** Main level
**RoomWidth10:** 3.66
**RoomType11:** Dining room
**RoomLength11:** 5.05
**RoomDimensions11:** 5.05 m X 2.69 m
**RoomLevel12:** Main level
**RoomWidth12:** 2.84
**RoomType13:** Mud room
**RoomLength13:** 1.73
**RoomDimensions13:** 1.73 m X 2.24 m
**RoomLevel1:** Second level
**RoomWidth1:** 3.12
**RoomType2:** Loft
**RoomLength2:** 4.04
**RoomDimensions2:** 4.04 m X 2.34 m
**RoomLevel3:** Second level
**RoomWidth3:** 1
**RoomType4:** Primary Bedroom
**RoomLength4:** 5.05
**RoomDimensions4:** 5.05 m X 3.78 m
**RoomLevel5:** Second level
**RoomWidth5:** 2.06
**RoomType6:** Bedroom
**RoomLength6:** 3.4
**RoomDimensions6:** 3.4 m X 3.48 m
**RoomLevel7:** Second level
**RoomWidth7:** 3.23
**RoomType8:** Foyer
**RoomLength8:** 4.27
**RoomDimensions8:** 4.27 m X 2.13 m
**RoomLevel9:** Main level
**RoomWidth9:** 1.04
**RoomType10:** Living room
**RoomLength10:** 6.88
**RoomDimensions10:** 6.88 m X 3.66 m
**RoomLevel11:** Main level
**RoomWidth11:** 2.69
**RoomType12:** Kitchen
**RoomLength12:** 5.05
**RoomDimensions12:** 5.05 m X 2.84 m
**RoomLevel13:** Main level
**RoomWidth13:** 2.24

## Location Details

**City:** Kitchener

**Province:** Ontario

## Property Details

**Levels:** 2

**Stories:** 2

**FrontageLength:** 48 ft

## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** None,Air exchanger

**ParkingTotal:** 4

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

## Courtesy of

**OfficeName:** RE/MAX TWIN CITY REALTY INC.

**Office ID:** 289816

**ListAOR:** Toronto Regional Real Estate Board

## Building Details

**ParkingTotal:** 4

**Heating:** Forced air

**Sewer:** Sanitary sewer

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** None, Air exchanger