

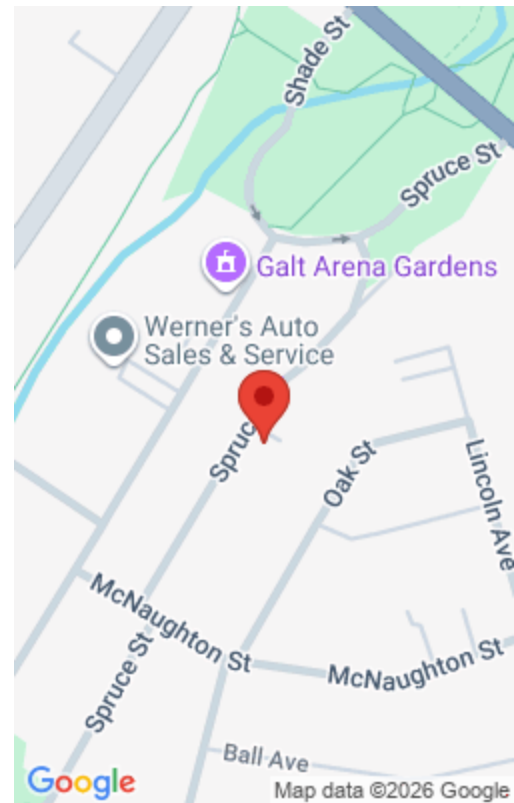
## 85 SPRUCE ST #212, CAMBRIDGE, ON N1R 4K4, CANADA

<https://www.gtarealestates.com>

Welcome to one of Cambridge's most striking loft residences, set in a character-filled, century-old factory conversion on a quiet street, just steps to the Grand River, cafes, shops, and trails. This exceptional open-concept loft offers approximately 1,535 sq. ft. of living space, featuring soaring 17-foot ceilings, post and beam construction, exposed brick, and dramatic double-height...

**\$749,900**

- 1 bed
- 2 baths
- Single Family
- Single Family
- 1600 - 1799 sq ft



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## Rooms & Units Descr

**UnitNumber:** 212

**RoomLevel1:** Second level

**RoomWidth1:** 5.79

**RoomType2:** Den

**RoomLength2:** 3.05

**RoomDimensions2:** 3.05 m X 7.11 m

**RoomLevel3:** Main level

**RoomWidth3:** 3.33

**RoomType4:** Dining room

**RoomLength4:** 4.29

**RoomDimensions4:** 4.29 m X 4.22 m

**RoomLevel5:** Main level

**RoomWidth5:** 7.14

**RoomType6:** Laundry room

**RoomLength6:** 2.31

**RoomDimensions6:** 2.31 m X 2.31 m

**RoomType1:** Primary Bedroom

**RoomLength1:** 3.35

**RoomDimensions1:** 3.35 m X 5.79 m

**RoomLevel2:** Second level

**RoomWidth2:** 7.11

**RoomType3:** Kitchen

**RoomLength3:** 1.57

**RoomDimensions3:** 1.57 m X 3.33 m

**RoomLevel4:** Main level

**RoomWidth4:** 4.22

**RoomType5:** Living room

**RoomLength5:** 6.5

**RoomDimensions5:** 6.5 m X 7.14 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.31

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## Location Details

**City:** Cambridge

**Province:** Ontario

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## Property Details

**Levels:** 2

**Stories:** 2

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## Property Features



**CommunityFeatures:** Pets Allowed With Restrictions

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 2

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** RE/MAX REAL ESTATE CENTRE INC.

**Office ID:** 84654

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 2

**Heating:** Forced air

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Pets Allowed With Restrictions

**Cooling:** Central air conditioning

