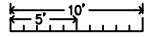
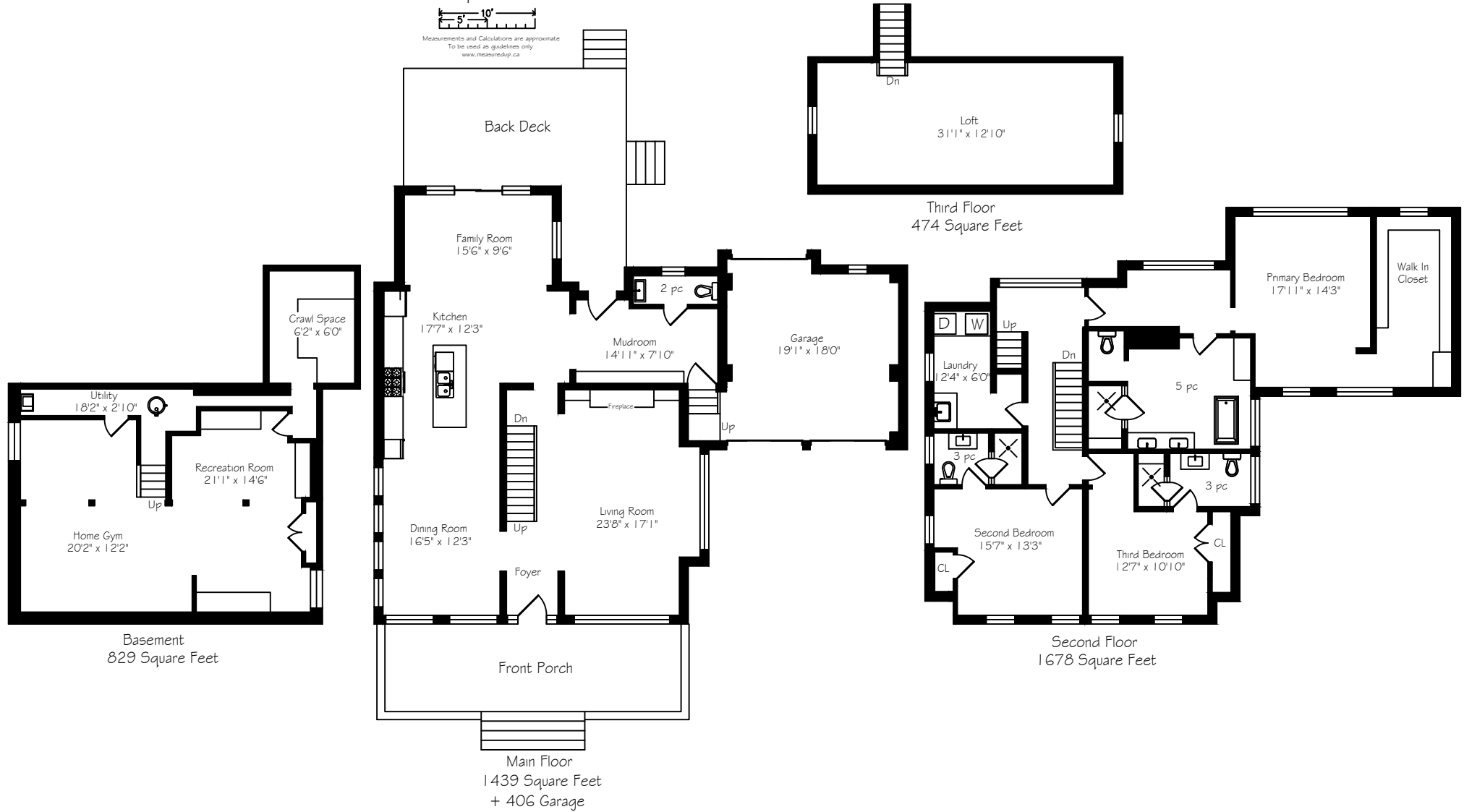


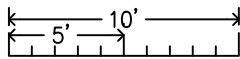
340 Spruce Street



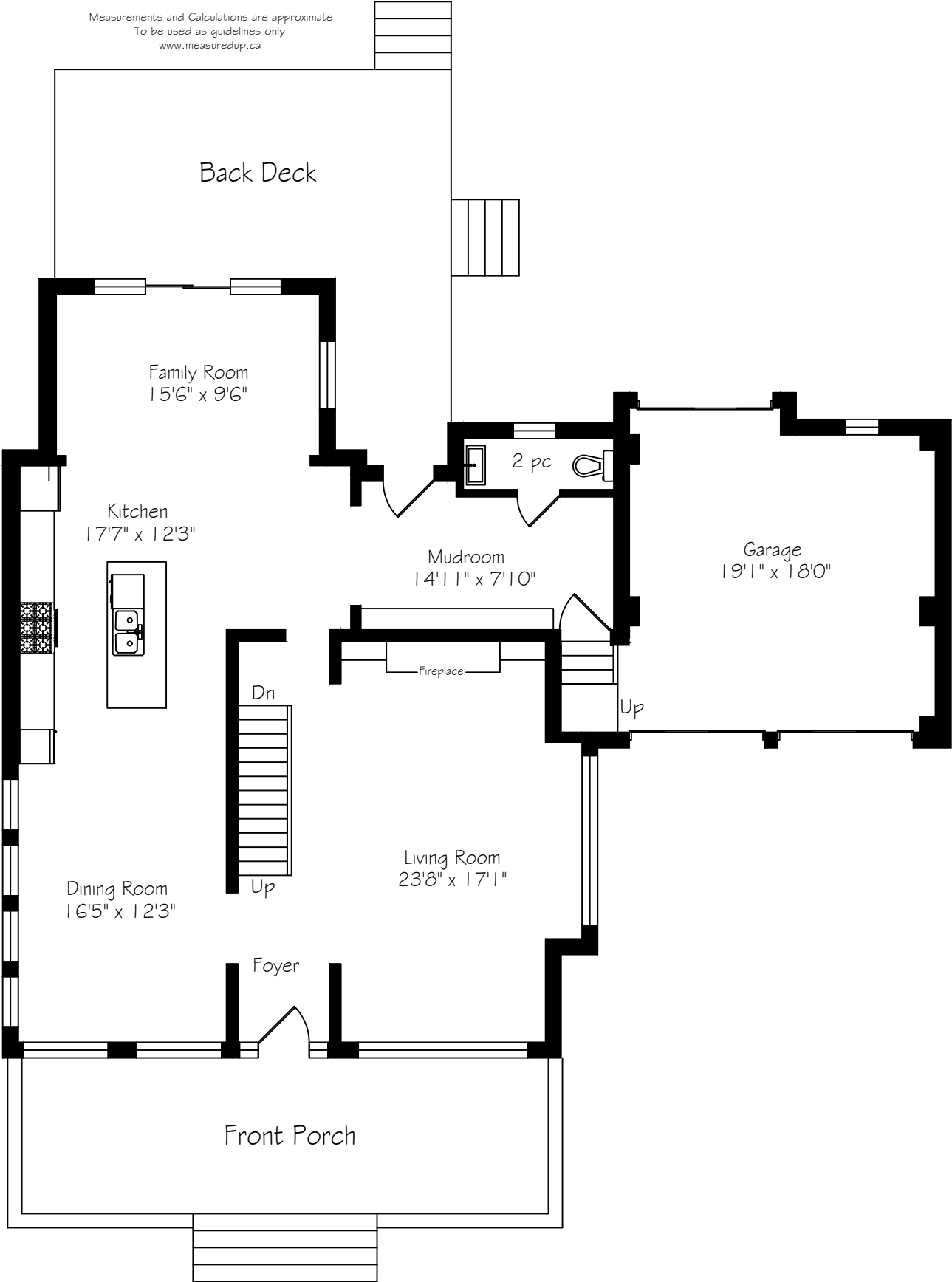
Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



340 Spruce Street

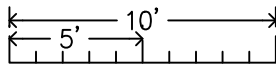


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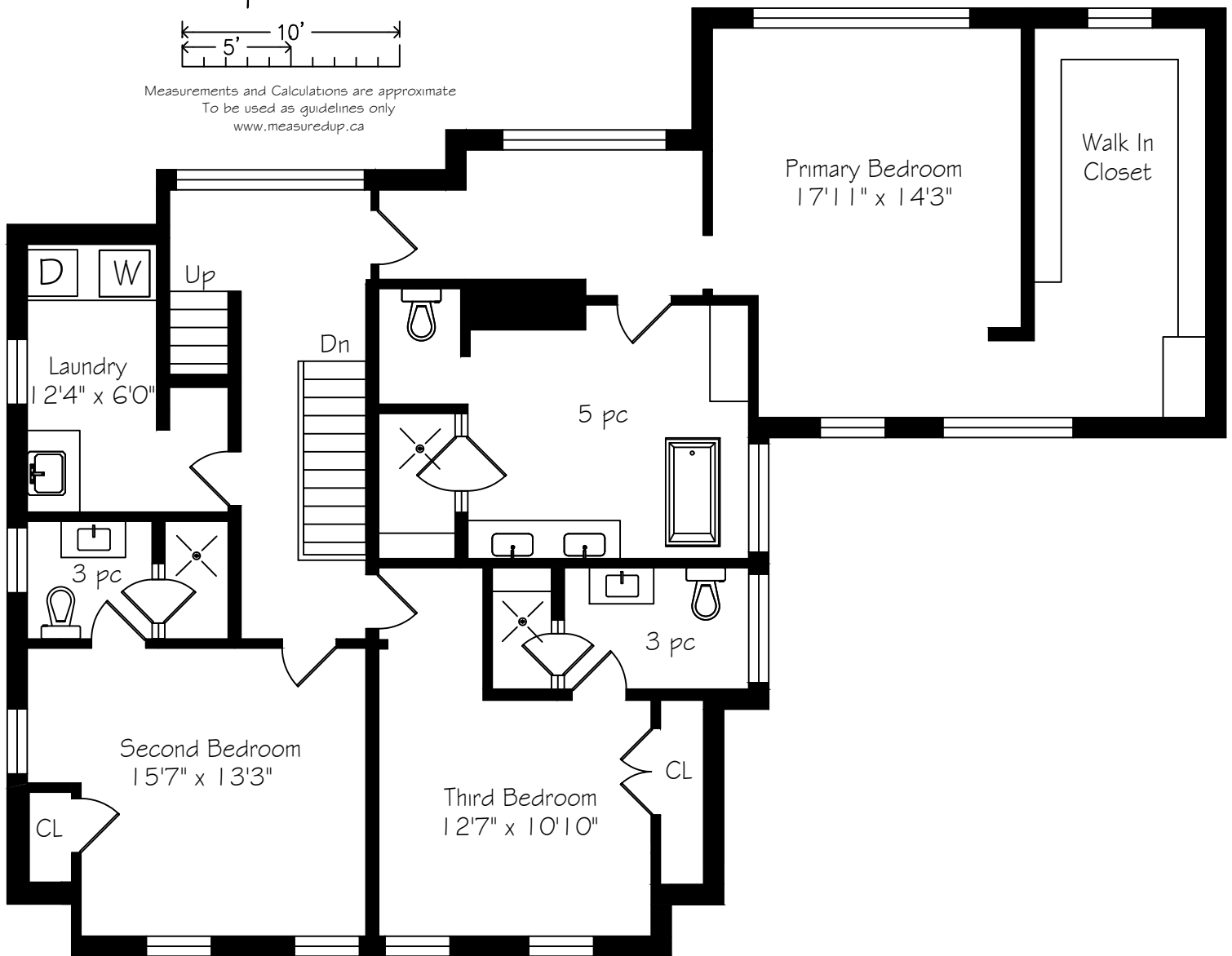


Main Floor
1439 Square Feet
+ 406 Garage

340 Spruce Street

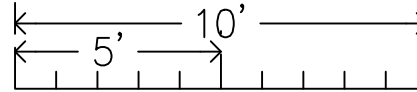


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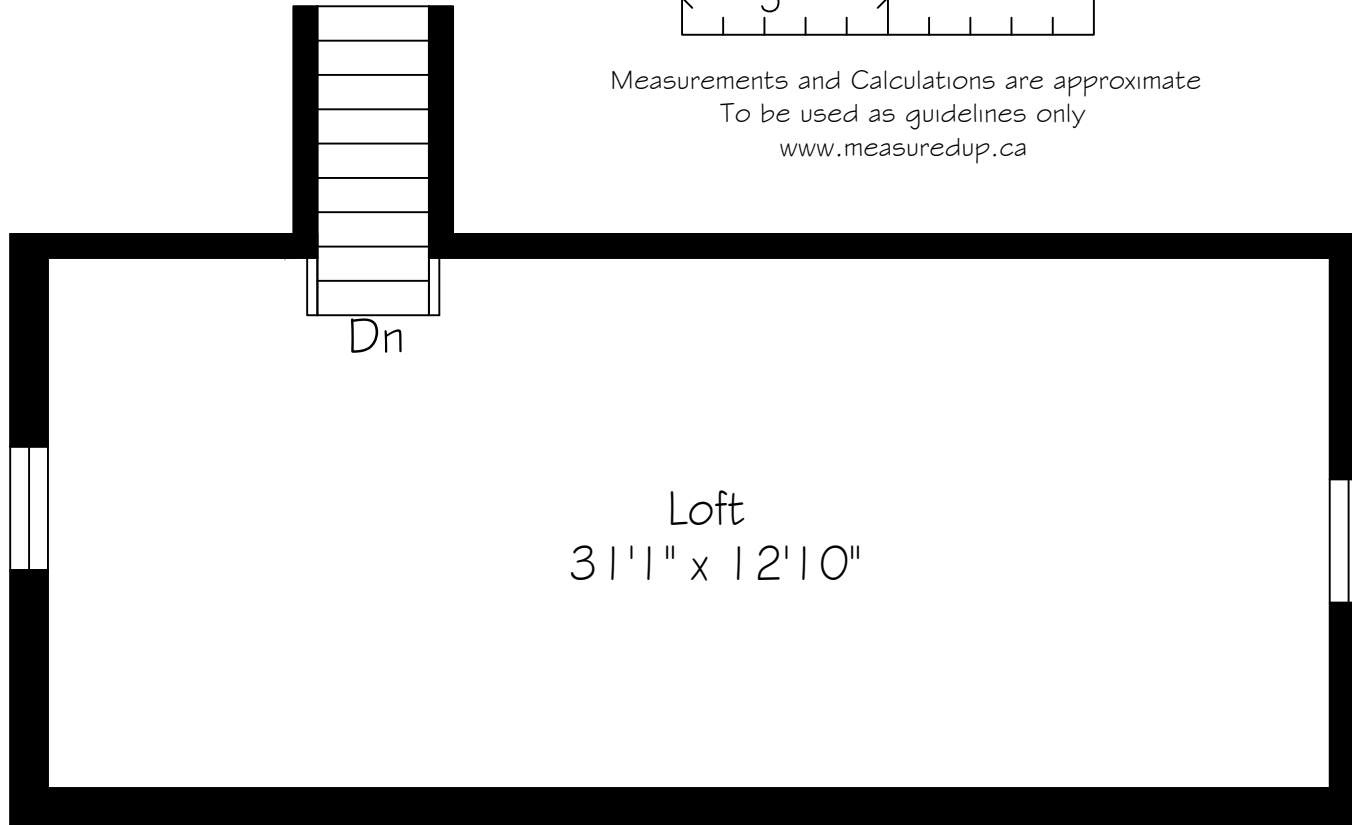


Second Floor
1678 Square Feet

340 Spruce Street

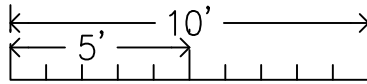


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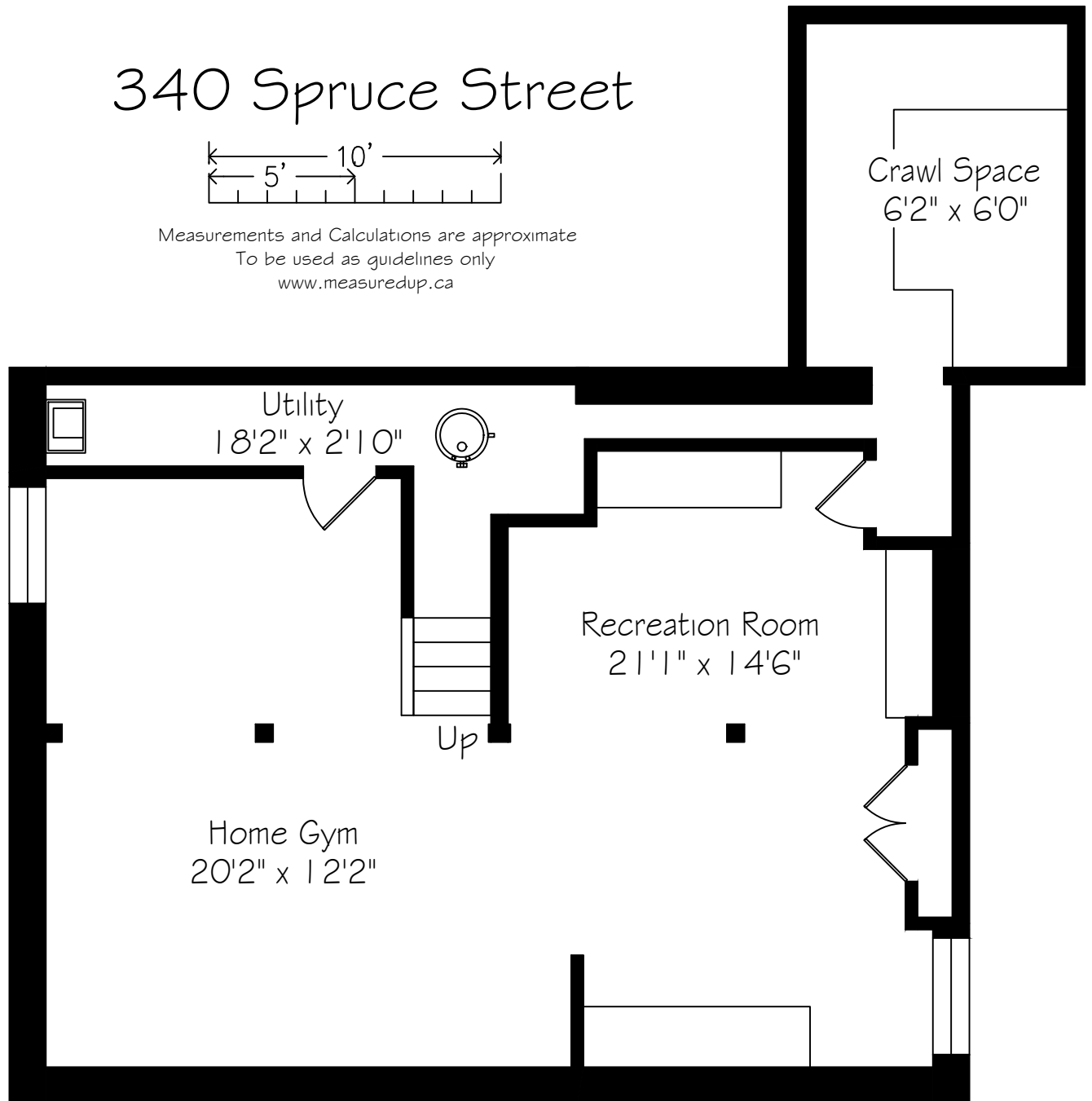


Third Floor
474 Square Feet

340 Spruce Street



Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



Basement
829 Square Feet

340 Spruce Street Metric Conversions

Measurements and Calculations are approximate

To be used as guidelines only

	IMPERIAL					METRIC			CH
Main Floor	1439	sf				134	sqm		8'0"
Foyer	9'	10"	x	5'	5"	3.00	x	1.65	
Kitchen	17'	7"	x	12'	3"	5.36	x	3.73	
Family Room	15'	6"	x	9'	6"	4.72	x	2.90	
Living Room	23'	8"	x	17'	1"	7.21	x	5.21	
Dining Room	16'	5"	x	12'	3"	5.00	x	3.73	
Mudroom	14'	11"	x	7'	10"	4.55	x	2.39	
Second Floor	1678	sf				156	sqm		8'0"
Primary Bedroom	17'	11"	x	14'	3"	5.46	x	4.34	
Second Bedroom	15'	7"	x	13'	3"	4.75	x	4.04	
Third Bedroom	12'	7"	x	10'	10"	3.84	x	3.30	
Laundry Room	12'	4"	x	6'	0"	3.76	x	1.83	
Third Floor	474	sf				44	sqm		7'2"
Loft	31'	1"	x	12'	10"	9.47	x	3.91	
Lower Level	829	sf				77	sqm		6'9"
Recreation Room	21'	1"	x	14'	6"	6.43	x	4.42	
Home Gym	20'	2"	x	12'	2"	6.15	x	3.71	
Total Square Footage	4420	sf				411	sqm		
Garage	406	sf				38	sqm		
	19'	1"	x	18'	0"	5.82	x	5.49	
Total Area Measured	4826	sf				448	sqm		January 9, 2025