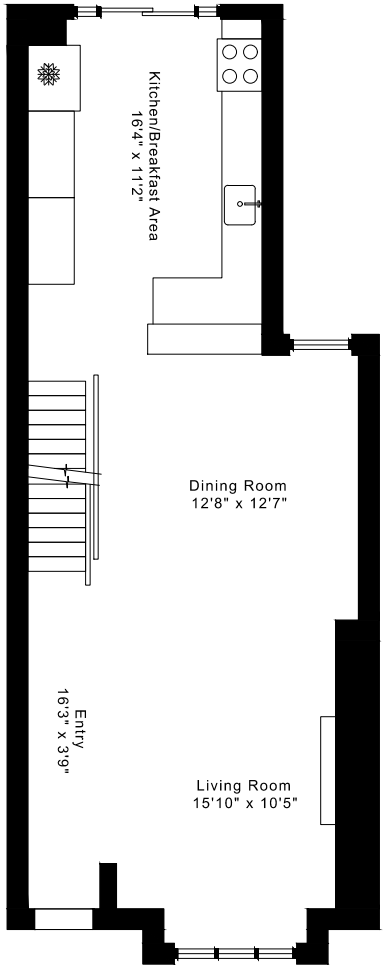
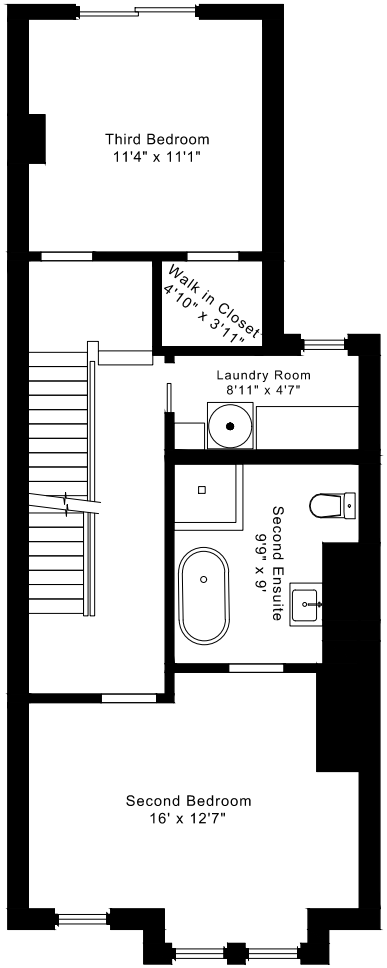
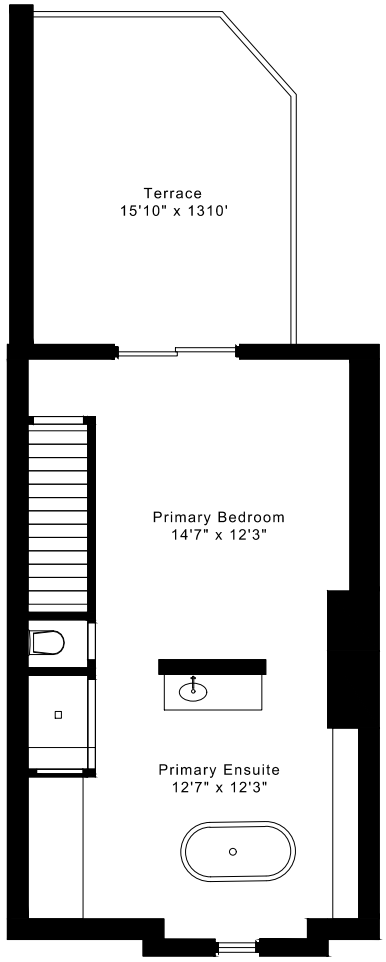
140 SPRUCE STREET
FLOOR PLANS



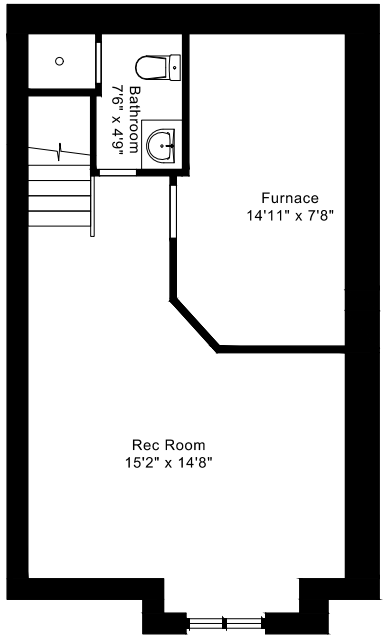
MAIN FLOOR
720 SQUARE FEET



SECOND FLOOR
720 SQUARE FEET



THIRD FLOOR
510 SQUARE FEET



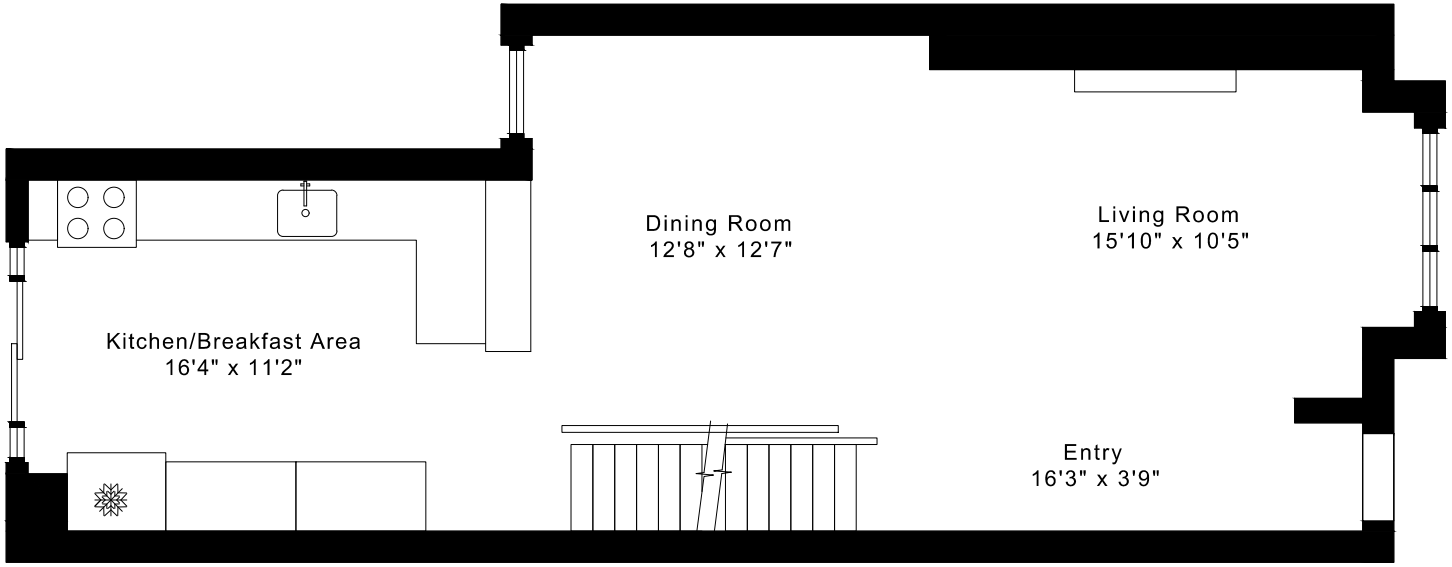
LOWER FLOOR
515 SQUARE FEET

CAPTURED ON: 16 SEP 2026
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

1950 sq ft + 515 sq ft
BELOW GRADE

140 SPRUCE STREET
FLOOR PLANS

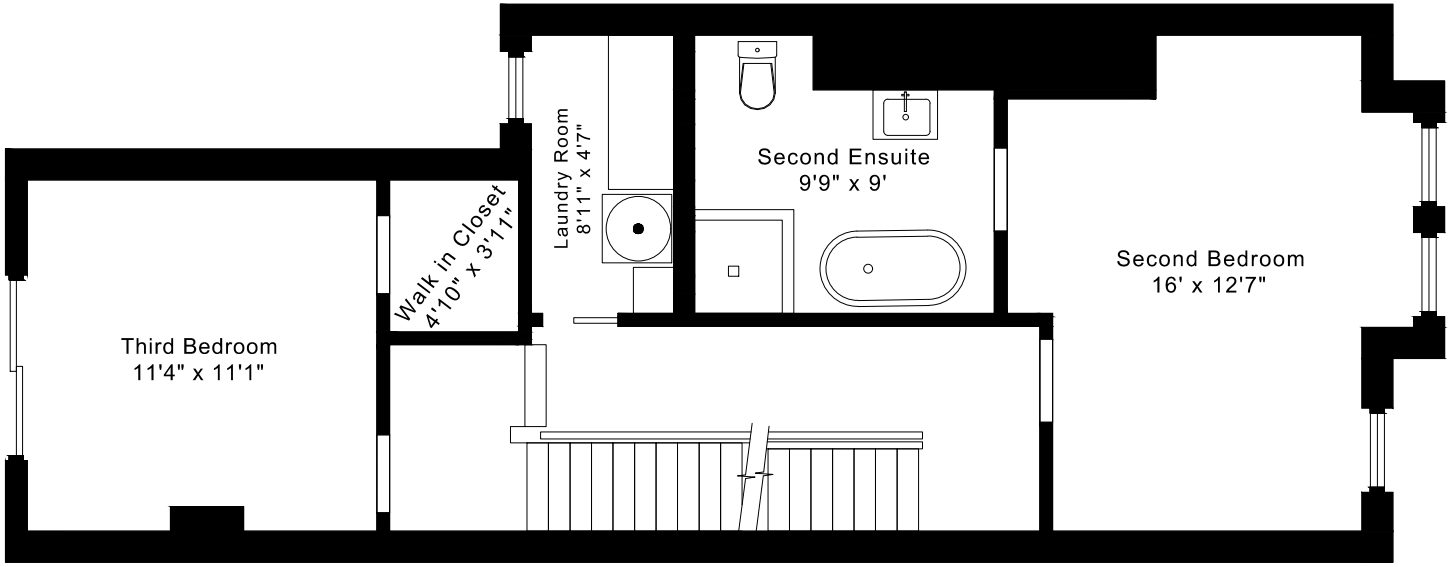
MAIN FLOOR 720 SQUARE FEET



CAPTURED ON: 16 SEP 2026
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

140 SPRUCE STREET
FLOOR PLANS

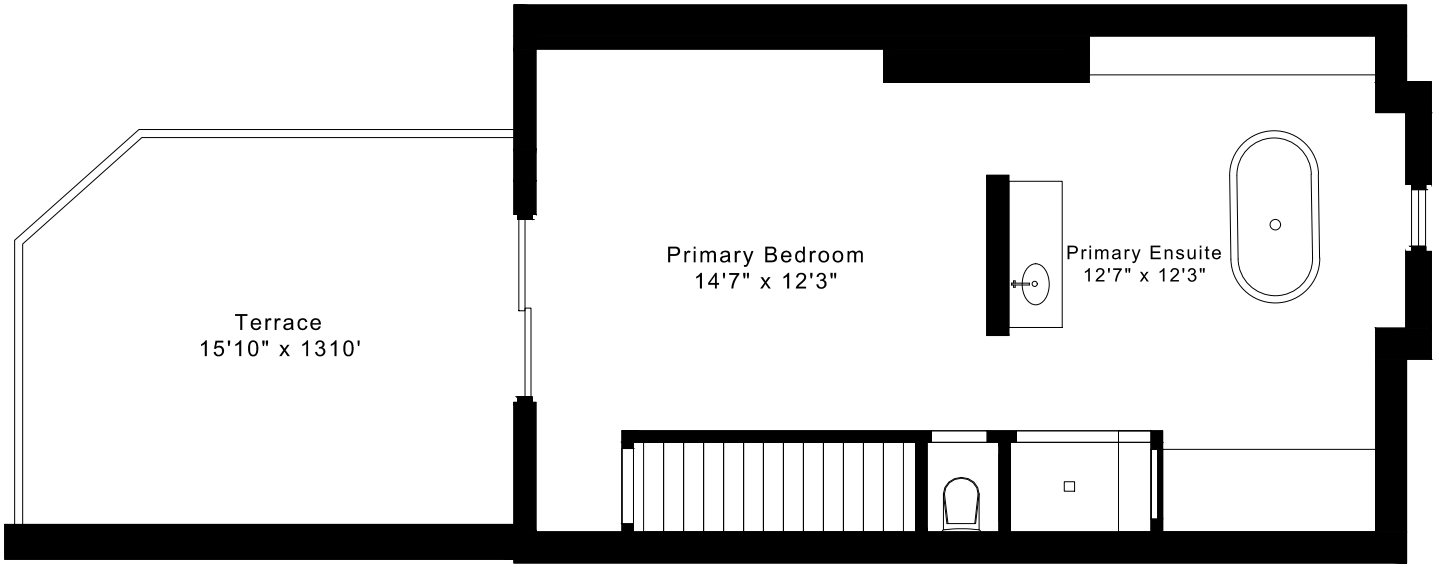
SECOND FLOOR 720 SQUARE FEET



CAPTURED ON: 16 SEP 2026
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

140 SPRUCE STREET
FLOOR PLANS

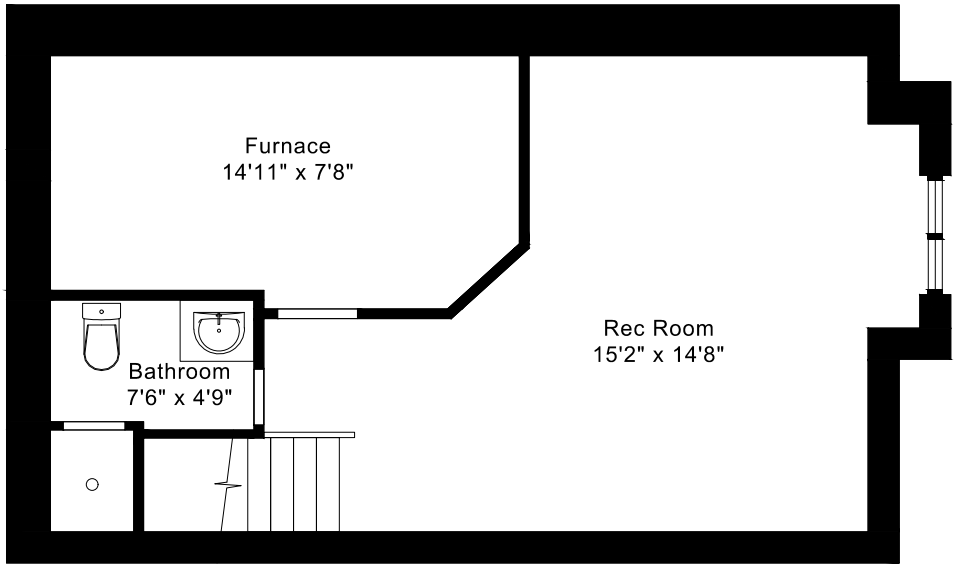
THIRD FLOOR 510 SQUARE FEET



CAPTURED ON: 16 SEP 2026
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

140 SPRUCE STREET
FLOOR PLANS

LOWER FLOOR 515 SQUARE FEET



CAPTURED ON: 16 SEP 2026
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

140 SPRUCE STREET ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Third	Primary Bedroom	14	8	13	8	13	3	4,47	4,17	4,04
	Primary Ensuite	12	7	12	3	13	3	3,84	3,73	4,04
	Terrace	15	10	13	10	13	3	4,83	4,22	4,04
Second	Second Bedroom	16	0	12	7	8	3	4,88	3,84	2,51
	Second Ensuite	9	9	9	0	8	3	2,97	2,74	2,51
	Third Bedroom	11	4	11	1	8	3	3,45	3,38	2,51
	Walk in Closet	4	10	3	11	8	3	1,47	1,19	2,51
	Laundry Room	8	11	4	7	8	3	2,72	1,40	2,51
	Bathroom	12	2	8	11	8	3	3,71	2,72	2,51
Main	Entry	16	3	3	9	9	8	4,95	1,14	2,95
	Living Room	15	10	10	5	9	8	4,83	3,18	2,95
	Dining Room	12	8	12	7	9	8	3,86	3,84	2,95
	Kitchen/Breakfast Area	16	4	11	2	9	8	4,98	3,40	2,95
Lower	Rec Room	15	2	14	8	7	7	4,62	4,47	2,31
	Bathroom	6	6	4	1	7	7	1,98	1,24	2,31
	Furnace	14	11	7	8	7	7	4,55	2,34	2,31

CAPTURED ON: 16 SEP 2026
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

1950 sq ft + 515 sq ft
BELOW GRADE

The following is a disclaimer regarding the approximate nature of dimensions and floor areas listed in this document:

Disclaimer:

The dimensions and floor areas listed in this document are provided as an estimate only and are intended to be used for illustration purposes only. These measurements are not necessarily meant to be a perfect representation of the actual space.

Notes regarding measurement methods and accuracy:

The utilization of laser measurement technology during the 3D model capturing process at the location provides an accurate representation of floor plans, with a typical margin of error of 3-5%. For the most accurate and official measurement data, it is advised to consult official documents such as MPAC records, builder's pre-construction plans, or data from certified measurement companies.

Exterior wall thickness is included in the calculation of the overall square footage and is considered as a component of the footprint. The wall thickness measurement is obtained onsite whenever possible, or estimated in the event where obtaining onsite measurements is not possible, such as in the case of condominium buildings where wall thickness may vary throughout the building.