

# The Workers Cottage

## 145 Spruce St

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### KEY DETAILS & IMPROVEMENTS

#### PROPERTY

Type:	Semi-detached 2 Storey
Built:	1870c.
Parking:	Private Carport with Lane Access, 1 Space
Lot:	16.04 × 126 ft
Taxes:	\$ 5,528.32 (2019)
Interior:	1,250 sqft. above grade (+315 sqft basement)

Steps from the 100-acre Riverdale Park, and TTC, the late 19th century Cabbagetown Workers Cottage on Spruce St. A balance of modern updates with original character features.

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#### LIVING / SITTING ROOM

- 2002 by Weenen General Contracting Ltd.
- Reworking of walls, ceiling & finishes
- Built-in bookcases & mantle
- Wood burning fire place with slate tile surround
- Hardwood floor

#### DINING ROOM

- Hardwood floor
- Sliding glass door walkout to deck

#### KITCHEN

- 2009 by Mazzie Design - Melanie Zanker
- Cabinetry, fixtures & mechanical
- Solid wood counter top
- Mosaic tile backsplash
- Slate tile floor
- KitchenAid 4-burner gas stove, Fridge, Dishwasher & built-in Microwave

#### POWDER ROOM

- 2009 by Mazzie Design - Melanie Zanker
- Cabinetry, fixtures & mechanical
- Pocket door
- Slate tile floor

## MASTER BEDROOM

- Velux venting skylight
- Pine floor

## 2ND BEDROOM

- Closet
- Window
- Broadloom

## MAIN BATH

- Renovated by previous owner
- 5 piece bath
- Marble tile floor & tub surround

## 3RD BEDROOM

- Built-in storage cabinets
- Window
- Sliding glass door with Juliette balcony overlooking the rear gardens
- Broadloom

## BASEMENT

- Renovated by previous owner
- Concrete block foundation
- Copper water supply from street
- 2015 High-efficiency on-demand hot water tank (owned)
- 2009 High-efficiency gas furnace

## AVERAGE UTILITIES

- Hydro \$67/mth
- Natural Gas \$61/mth

## INSPECTIONS

- Carson Dunlop Home Inspection Report
- Aetna Pest Control - no evidence of termites