

The Merchant House

139 Spruce St

KEY DETAILS & IMPROVEMENTS

PROPERTY

Type:	Detached 2 Storey
Built:	1870c.
Parking:	Private Drive, 1 Space
Lot:	26.21 x 39.25 ft
Taxes:	\$ 4,906.10 (2018)
Interior:	1,410 sqft. above grade (+ 675 sqft basement)

Steps from the 100-acre Riverdale Park, and TTC, the late 19th century Cabbagetown Merchant House on Spruce St. was at one time a neighbourhood store. Home to Designer/Artist Tim Forbes since 1984, the House has been significantly updated and maintained to create a comfortable, simple & intimate living space.

LIVING ROOM

- Wood burning fire place
- French Doors
- Hardwood floor
- Victorian carved mantle, Sandstone surround & Hearth
- Crown Moulding
- Bose media system, wall mounted speakers, sub-woofer & controller
- Recessed lighting

DINING ROOM

- Solarium/Dining
- Hardwood floor
- Cherrywood feature wall
- Artemide Tolomeo articulated light fixture
- Mitsubishi Ductless AC/Heat wall unit

KITCHEN

- 2017 Anthony Manor Renovations
- Pittaso Custom Cabinetry
- Pullout pantry, Butcherblock & Maple workstation
- CaesarStone "Atlantic Salt" Counters
- Glass Tile Backsplash
- Fisher Paykal fridge, KitchenAid 5-burner gas range & hood, Bosch dishwasher & Breville microwave
- LED valence lighting
- Sony TV & Bose media system
- Porcelain tile floor
- Recessed lighting

POWDER ROOM

- 2017 Anthony Manor Renovations
- Porcelain tile floor

FOYER

- Double closet with custom built-in storage
- Leaded glass transom & window
- Skylight above staircase
- Porcelain tile floor
- NAP security system. Wired, motion sensors

MASTER BEDROOM

- 2 skylights
- H&H closets with custom built-in storage
- Wool berber carpet
- Pella Windows
- Mitsubishi Ductless AC/Heat wall unit

2ND BEDROOM

- Double closet with custom built-in storage
- Ceiling fan
- Wool berber carpet
- Pella Windows

MAIN BATH

- 2018 Anthony Manor Renovations
- Pittaso Custom Cabinetry
- CaesarStone "Atlantic Salt" Countertop
- Neptune Lauzanne Deep soaker tub
- Custom walk-in shower
- Eames Hang-it towel hooks
- Porcelain tile floor
- Leaded glass window
- Vaulted ceiling with skylight

BASEMENT

- 2016 sewer drains & back-flow preventer
- 3/4 in. water supply from street
- Central vac
- Water-cooled central air conditioner (working, replaced to conserve water consumption)
- Floor lowered to achieve 80 in. ceiling height

AVERAGE UTILITIES

- Hydro \$107/mth
- Natural Gas \$115/mth
- Hot Water Tank rental \$20/mth
- Annual Parking Permit \$280/year

INSPECTIONS

- Carson Dunlop Home Inspection Report
- Aetna Pest Control - Annual Re-Inspection Service 2019 (no termites)