

# SHIV BANSAL TEAM

PROFESSIONALS IN REAL ESTATE

DIRECT: 416.396.3550 | SHIV@BANSALTEAM.COM

FOLLOW US ON     BANSALTEAM.COM



Top 5 Team In Canada For Over 20 Years In Century 21



## CENTURY 21

Percy Fulton Ltd.

BROKERAGE

CENTURY 21 PERCY FULTON LTD. BROKERAGE

OFFICE: 416.298.8200

THIS IS NOT INTENDED TO SOLICIT BUYERS OR SELLERS CURRENTLY UNDER CONTRACT WITH A BROKERAGE.

## 1994 SPRUCE HILL RD.

[www.1994SpruceHill.com](http://www.1994SpruceHill.com)

## CENTURY 21

Percy Fulton Ltd.

BROKERAGE



## BANSAL TEAM

PROFESSIONALS IN REAL ESTATE

DIRECT: 416.396.3550 | INFO@BANSALTEAM.COM

FOLLOW US ON     BANSALTEAM.COM

CENTURY 21 PERCY FULTON LTD. BROKERAGE



1994 SPRUCE HILL RD.

**BANSAL TEAM**  
— PROFESSIONALS IN REAL ESTATE —

[www.1994Sprucehill.com](http://www.1994Sprucehill.com)

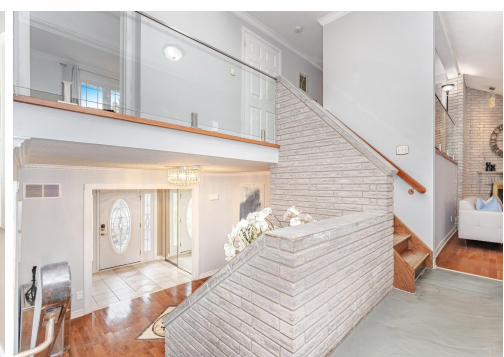
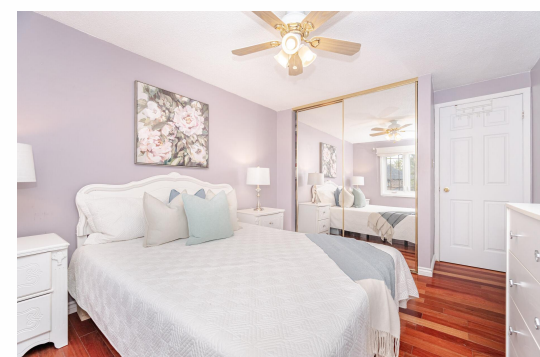


## WELCOME TO 1994 Spruce Hill Road

Beautifully Maintained 3+1 Bedroom (Original 4 Bedroom) 4 Bath Multi Level Home In Prestigious Dunbarton Community \* Premium 50 Ft Corner Lot \* 2343 Sq Ft \* 6 Parking Spaces \* Entertainer's Backyard Oasis With Heated Inground Pool, Hot Tub, Pergola & 2 Gazebos\* Hardwood Floors \* Carpet Free \* Living Room and Family Room Each With Fireplace \* Vaulted Ceilings in Family Room & Dining Room \* Upgraded Glass Railings \* Walk-Out From the Updated Kitchen to the Backyard \* Primary Bedroom With 4 Pc Ensuite & 2 Double Closets \* Generously Sized Bedrooms \* Finished Basement with Large Recreation Room With Gas Fireplace \* Steps To Top-Rated Schools, Parks, Trails, Transit, Shopping & Easy Access To Hwy 401/407 \* New Furnace\* Hot Tub (3 yrs) \* Central Air (5 yrs) \* Pool (Pump 3 yrs, Heater 4 yrs, Liner 7 yrs) \*

**LOT SIZE: 50 x 119 Sq Ft.**  
**TAXES: \$8915.42/2025**

[www.1994SpruceHill.com](http://www.1994SpruceHill.com)



[BANSALTEAM.COM](http://BANSALTEAM.COM)