

FOR LEASE | DETACHED | MLS# E14164076

75 Spruce Hill Rd Upper, Toronto, ON M4E 3G2

The Beaches, Toronto · M4E 3G2

C$ 2,950/mo

2	1	2,250	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Located in the heart of the Beaches, this charming second floor two-bedroom plus den residence offers the perfect blend of character, comfort, and functionality. Featuring a beautiful, light-filled sunroom just off the living room, this additional space is ideal for a home office, reading nook, or cozy sitting area. The inviting interior boasts hardwood floors, generous room sizes, and excellent storage, including a shared front mudroom and additional storage space in the basement. Residents also enjoy access to a beautiful shared backyard, perfect for relaxing or entertaining during the warmer months. Ideally situated just steps from the Beaches' favourite cafes, restaurants, boutique shops, the boardwalk, waterfront trails, parks, and the lake. A wonderful opportunity to enjoy a character-filled home in one of Toronto's most sought-after neighbourhoods. Ample street permit parking available. **Additional flat fee of $280 per month for utilities, subject to annual reconciliation**

FEATURES

- ✓ Basement
- ✓ Arts Centre
- ✓ Beach
- ✓ Lake/Pond
- ✓ Public Transit
- ✓ Park
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance
FACING	East
AREA RANGE	2000-2500 sqft
POSTAL CODE	M4E 3G2
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	—	Hardwood Floor, W/O To Sunroom
Dining Room	Second	—	Hardwood Floor
Kitchen	Second	—	Tile Floor, Window
Bedroom 2	Second	—	Hardwood Floor, Closet
Primary Bedroom	Second	—	Hardwood Floor, Closet
Den	Second	—	Hardwood Floor, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
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GALLERY


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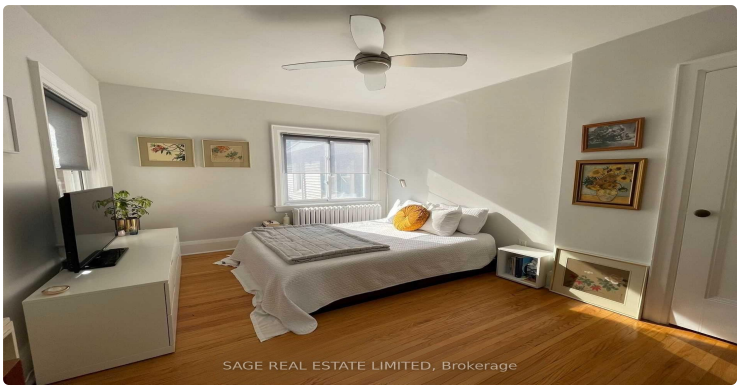

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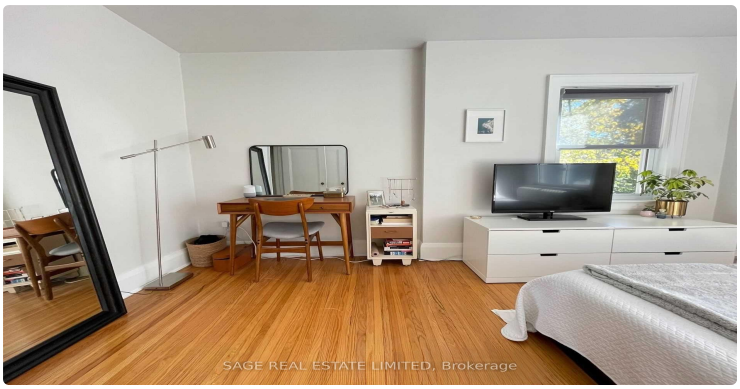

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LISTING AGENT

Pavel Shaganenko

SAGE REAL ESTATE LIMITED

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Prepared for you on November 23, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.