



**\$1,150,000**

## **36 BERRY PATCH LN, CAMBRIDGE, ON N1S 5B3, CANADA**

<https://adamgracie.ca>

Superior location, superior lot. This West Galt, court location with an oversized premium pie shaped lot is an area that people just don't ever want to leave. These locations rarely appear in West Galt. This custom built 2600 square foot, 4 bedroom, 3 bath home is perfect for so many different buyers. A growing family...

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- Plans, 2549 sq ft





Room type	Dimensions	Area	Length	Width
Dining Room	11ft. 10in. X 11ft. 1in.	122.211	11.1	11.01
Family Room	11ft. 10in. X 13ft. 7in.	145.077	11.1	13.07
Family Room	14ft. 8in. X 13ft. 7in.	184.0256	14.08	13.07
Foyer	11ft. 10in. X 12ft. 4in.	133.644	11.1	12.04
Living Room	7ft. 11in. X 8ft. 1in.	56.9511	7.11	8.01
Kitchen	11ft. 10in. X 11ft. 1in.	122.211	11.1	11.01
Mud Room	7ft. 7in. X 5ft. 11in.	36.1277	7.07	5.11
Bedroom	12ft. 2in. X 10ft. 9in.	121.2818	12.02	10.09
Bathroom	10ft. 7in. X 8ft. 3in.	80.8621	10.07	8.03
Bedroom Primary	17ft. 7in. X 14ft. 0in.	238.98	17.07	14
Laundry	8ft. 2in. X 7ft. 11in.	57.0222	8.02	7.11
	12ft. 4in. X 11ft. 8in.	133.4032	12.04	11.08
Bedroom	39ft. 1in. X 37ft. 0in.	1443.37	39.01	37
Bedroom	12ft. 2in. X 14ft. 4in.	168.7608	12.02	14.04
Bathroom				
Storage				
Recreation Room				



## Building Details

**Year built:** 2002  
**ParkingTotal:** 6  
**Heating:** Forced Air, Natural Gas  
**Exterior material:** Stone, Vinyl Siding  
**Parking:** 6, Asphalt, Attached Garage

**ArchitecturalStyle:** Two Story  
**NewConstructionYN:** No  
**Basement:** Full, Unfinished  
**Roof:** Asphalt Shing

## Amenities & Features

**Features:** Auto Garage Door Remote(s)  
**Amenities:** Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Water Softener  
**GarageYN:** Yes  
**CoolingYN:** No  
**PoolPrivateYN:** No

**Spa Features:** Hot Tub  
**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**Cooling:** Central Air  
**FireplaceYN:** No

