



**\$1,349,500**

## **8 BERKLEY PL, GUELPH, ON N1E 1E6, CANADA**

<https://krealtypros.com>

Set on a Premium pie-shaped lot at the end of a quiet, tree-lined cul-de-sac, this spacious 2-storey home offers incredible privacy while backing directly onto Windsor Park and a stone's throw to Guelph's Country Club golf course. With plenty of parking, a 2-car garage and a mature setting, this is a rare find in the [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2550 sq ft



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# Building Details

|                          |                                                   |
|--------------------------|---------------------------------------------------|
| <b>Stories:</b> 2        | <b>Building Area Total:</b> 2550 sq ft            |
| <b>StoriesTotal:</b> 2   | <b>Parking Features:</b> Attached Garage          |
| <b>Covered Spaces:</b> 2 | <b>Construction Materials:</b> Brick, Wood Siding |
| <b>Garage Spaces:</b> 2  | <b>Roof:</b> Asphalt Shing                        |

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# Amenities & Features

|                                         |                                                       |
|-----------------------------------------|-------------------------------------------------------|
| <b>Water Source:</b> Municipal          | <b>Patio &amp; Porch Features:</b> Deck, Patio, Porch |
| <b>Appliances:</b> Water Softener       | <b>Sewer:</b> Sewer (Municipal)                       |
| <b>Exterior Features:</b> Privacy       | <b>Cooling:</b> Central Air                           |
| <b>Attached Garage Yes/ No:</b> 1       | <b>Interior Features:</b> Auto Garage Door Remote(s)  |
| <b>Heating:</b> Forced Air              | <b>Frontage Type:</b> South                           |
| <b>Fireplace Features:</b> Wood Burning |                                                       |

