

Home report

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
West Virginia, United States, 25411





Total Area: 4113 sq. ft


Below Ground: 1467 sq. ft, Floor 2: 2646 sq. ft

Excluded: Garage 500 sq. ft, Room Electrical 497 sq. ft, Low Ceiling 8 sq. ft, Outdoor
Porch 256 sq. ft, Outdoor Deck 546 sq. ft, Walls: 284 sq. ft

Property summary

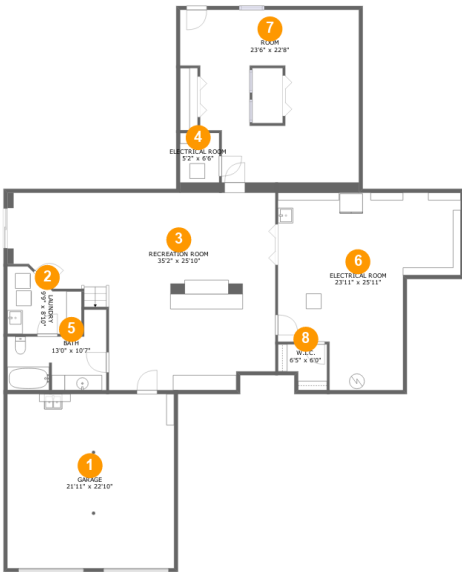
**2** Floors

**3** Bedrooms

**3** Bathrooms

**1** Garages

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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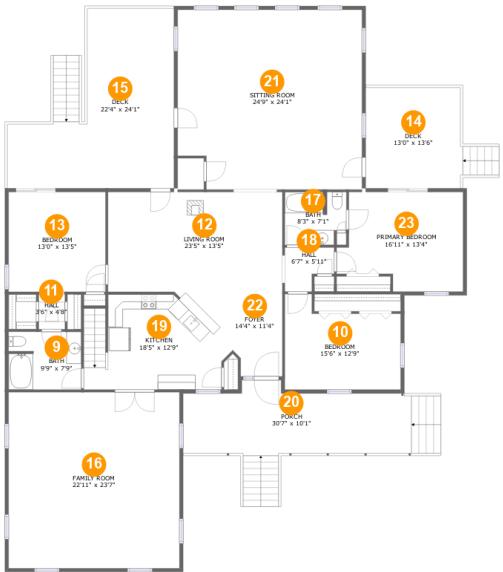
Room dimensions

Floor 1 Below ground Total:1467sqft Excluded: 1005sqft

#		Max Dimensions	sqft	Included
1	Garage	21'11" x 22'10"	500 sq. ft	No
2	Laundry	9'9" x 8'10"	69 sq. ft	Yes
3	Recreation Room	35'2" x 25'10"	715 sq. ft	Yes
4	Electrical Room	5'2" x 6'6"	33 sq. ft	No
5	Bath	13'0" x 10'7"	93 sq. ft	Yes
6	Electrical Room	23'11" x 25'11"	464 sq. ft	No
7	Room	23'6" x 22'8"	472 sq. ft	Yes
8	W.I.C.	6'5" x 6'0"	32 sq. ft	Yes

Home report

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Room dimensions

Floor 2 Total:2646sqft Excluded: 802sqft

#		Max Dimensions	sqft	Included
9	Bath	9'9" x 7'9"	75 sq. ft	Yes
10	Bedroom	15'6" x 12'9"	167 sq. ft	Yes
11	Hall	3'6" x 4'8"	16 sq. ft	Yes
12	Living Room	23'5" x 13'5"	313 sq. ft	Yes
13	Bedroom	13'0" x 13'5"	174 sq. ft	Yes
14	Deck	13'0" x 13'6"	173 sq. ft	No
15	Deck	22'4" x 24'1"	373 sq. ft	No
16	Family Room	22'11" x 23'7"	541 sq. ft	Yes
17	Bath	8'3" x 7'1"	54 sq. ft	Yes
18	Hall	6'7" x 5'11"	32 sq. ft	Yes
19	Kitchen	18'5" x 12'9"	212 sq. ft	Yes

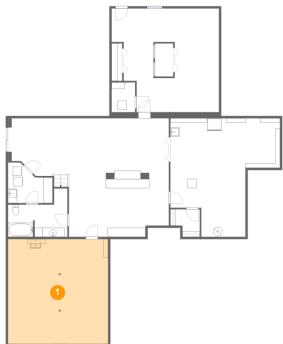
Home report

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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#		Max Dimensions	sqft	Included
20	Porch	30'7" x 10'1"	256 sq. ft	No
21	Sitting Room	24'9" x 24'1"	578 sq. ft	Yes
22	Foyer	14'4" x 11'4"	103 sq. ft	Yes
23	Primary Bedroom	16'11" x 13'4"	196 sq. ft	Yes

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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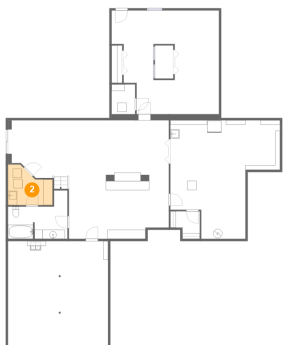
1 Floor 1 - Garage



Max Dimensions: 21'11" x 22'10"
Calculated Area: 500 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Laundry

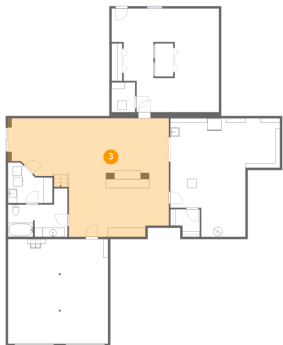


Max Dimensions: 9'9" x 8'10"
Calculated Area: 69 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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3 Floor 1 - Recreation Room



Max Dimensions: 35'2" x 25'10"
Calculated Area: 715 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

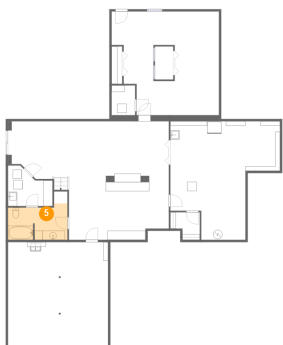
4 Floor 1 - Electrical Room



Max Dimensions: 5'2" x 6'6"
Calculated Area: 33 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Bath

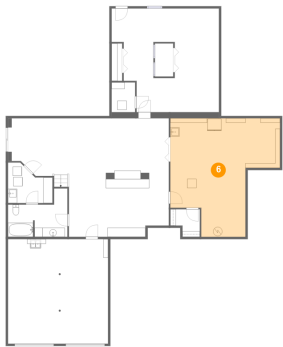


Max Dimensions: 13'0" x 10'7"
Calculated Area: 93 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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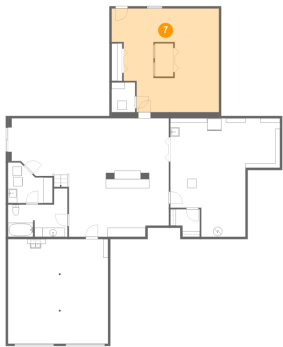
6 Floor 1 - Electrical Room



Max Dimensions: 23'11" x 25'11"
Calculated Area: 464 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

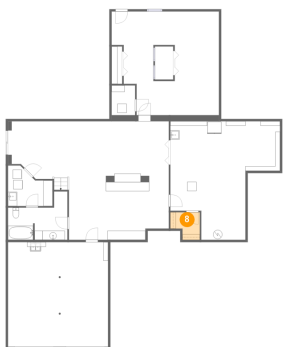
7 Floor 1 - Room



Max Dimensions: 23'6" x 22'8"
Calculated Area: 472 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - W.I.C.



Max Dimensions: 6'5" x 6'0"
Calculated Area: 32 sq. ft
Included: No

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: No
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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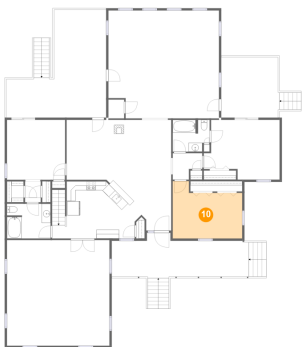
9 Floor 2 - Bath



Max Dimensions: 9'9" x 7'9"
Calculated Area: 75 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

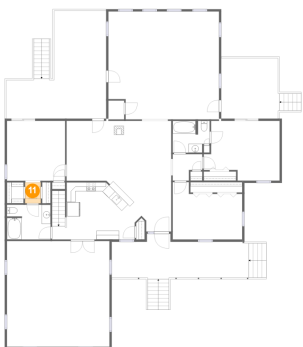
10 Floor 2 - Bedroom



Max Dimensions: 15'6" x 12'9"
Calculated Area: 167 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Hall

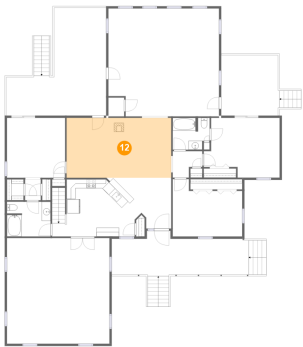


Max Dimensions: 3'6" x 4'8"
Calculated Area: 16 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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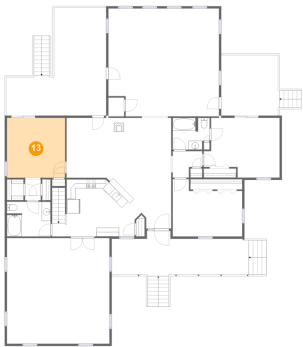
12 Floor 2 - Living Room



Max Dimensions: 23'5" x 13'5"
Calculated Area: 313 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

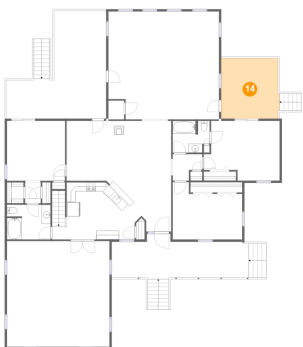
13 Floor 2 - Bedroom



Max Dimensions: 13'0" x 13'5"
Calculated Area: 174 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Deck

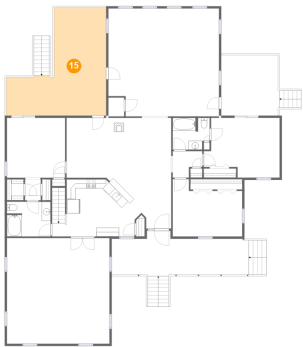


Max Dimensions: 13'0" x 13'6"
Calculated Area: 173 sq. ft
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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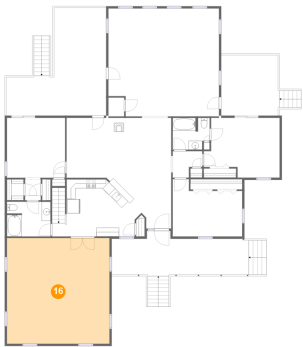
15 Floor 2 - Deck



Max Dimensions: 22'4" x 24'1"
Calculated Area: 373 sq. ft
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

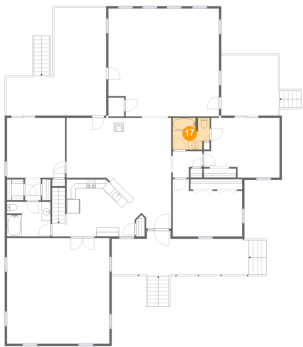
16 Floor 2 - Family Room



Max Dimensions: 22'11" x 23'7"
Calculated Area: 541 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - Bath



Max Dimensions: 8'3" x 7'1"
Calculated Area: 54 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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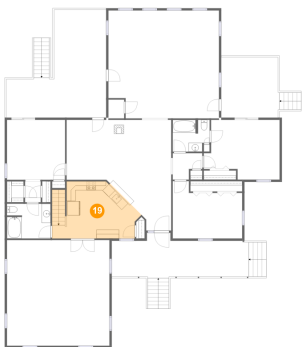
18 Floor 2 - Hall



Max Dimensions: 6'7" x 5'11"
Calculated Area: 32 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

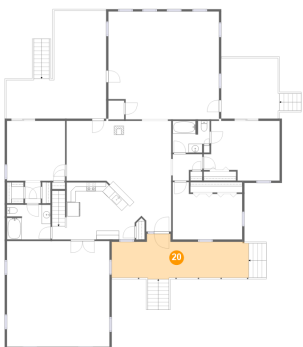
19 Floor 2 - Kitchen



Max Dimensions: 18'5" x 12'9"
Calculated Area: 212 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 2 - Porch

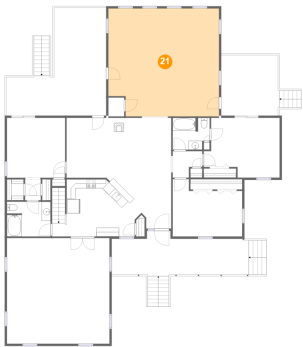


Max Dimensions: 30'7" x 10'1"
Calculated Area: 256 sq. ft
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1365 Boulder Spring Trail, Berkeley Springs, Morgan County,
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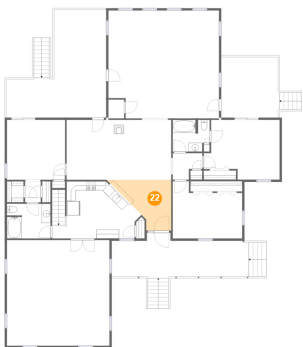
21 Floor 2 - Sitting Room



Max Dimensions: 24'9" x 24'1"
Calculated Area: 578 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

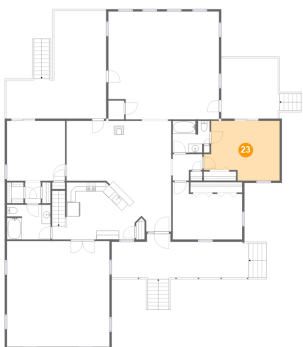
22 Floor 2 - Foyer



Max Dimensions: 14'4" x 11'4"
Calculated Area: 103 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

23 Floor 2 - Primary Bedroom



Max Dimensions: 16'11" x 13'4"
Calculated Area: 196 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No