

# Peppermint Creek Farm

*"142 Acres of Possibility—Your Family Legacy Starts Here."*



## Welcome to a Rare Opportunity

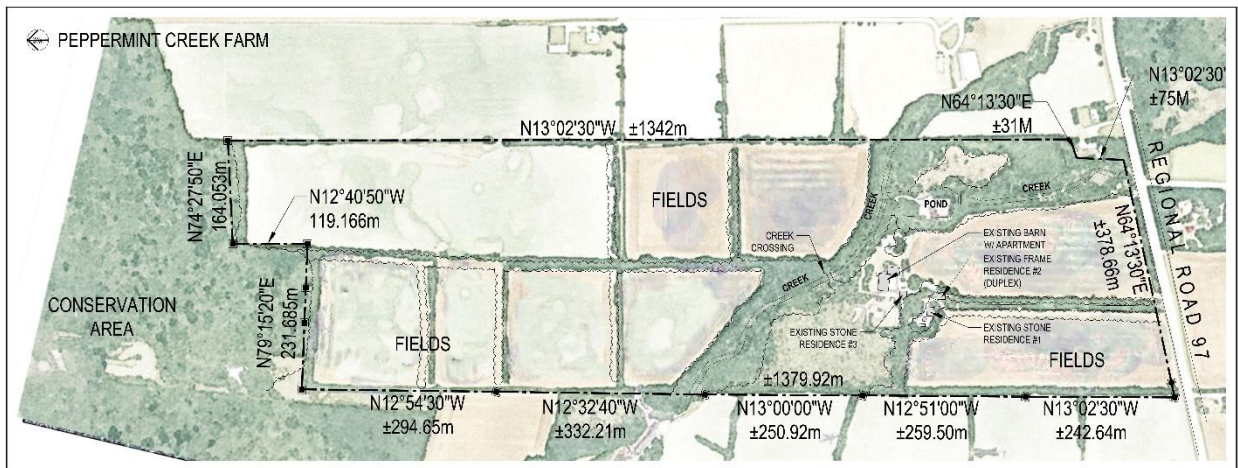
A once-in-a-generation offering: **142 acres** of mixed flat and rolling land anchored by a majestic **10,000 sq ft century barn with hand-hewn beams and timber floors**, a rare standing **stone silo**, and **three houses with five residential units**. Peppermint Creek Farm is a breathtaking landscape that blends **natural beauty, historic charm, and modern potential**. This property offers space, privacy, and versatility—perfect for multi-generational living, a private retreat, or an investment in hospitality and agritourism.



## Land & Setting

This property is a flexible platform for multiple buyer types: a working farm with production and agritourism revenue streams; a hospitality venture such as a bed and breakfast or retreat using the barn as a centerpiece; a multi-generational compound with separate living units; or a signature renovation that transforms the century barn and silo into a modern architectural statement. The combination of acreage, water features, multiple dwellings, permissive agricultural zoning, and substantial road frontage makes this a distinctive investment and lifestyle opportunity.

- Expansive acreage (142 acres) with both flat and rolling terrain and well-drained soils (120 acres workable)
- Cultivated fields rented by local farmer for corn and soybeans
- A large pond and a year-round creek—ideal for recreation, serene views, and a reliable water source
- Mature woodlands offering privacy, trails, and a deep connection to nature
- Over **1,200 feet of frontage on Highway 97**, ensuring accessibility and visibility
- Long (1200 foot) tree-lined driveway offering privacy.



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## Location

- Just **15 minutes from Cambridge and Waterdown**
  - Quick access to **Highways 401 and 6**
  - A perfect balance of rural tranquility and urban convenience
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## Residences & Structures

### 1. STONE HOUSE (A) Original stone homestead house built in 1885

Two storey 1885 original "Gothic" style residence, 3870 sq.ft with 20" thick stone walls, original windows, pine flooring, original doors, balustrade and wood trim throughout, 2 fireplaces, unfinished basement. Additional main level 900 sq. ft. in-law suite with large bath, bedroom and large living room kitchenette combo, separate and connected entrances. Screened porch & Inground Swimming pool



Ground Floor:	Length	Width
Foyer	8'-0"	7'-0"
Living Room	17'-9"	17'-0"
Dining Room	26'-6"	14'-0"
Den	9'-2"	9'-2"
Powder room	-	-
Kitchen	18'-0"	16'-0"
Laundry Room	-	-
Side Foyer	-	-
<b>In-Laws Suite</b>		
Living/Dining	22'-5"	22'-10"
Kitchen	12'-0"	9'-0"
Foyer	-	-
Bedroom	10'8"	10'-2"
3-pce Bath	-	-
<b>Second Floor</b>		
5-pce Bath	-	-
Bedroom 1	15'-7"	14'-5"
Bedroom 2	14'-0"	12'-2"
Bedroom 3	14'-0"	11'-6"
Powder Room	-	-



## **2. BARN and Barn Apartment (B)**

The original 1885 multi-level Barn has a stone foundation and hand-hewn beams, timber floors on a footprint of 10,000 sq. ft.. A rare stone silo. The barn includes a Two storey 2500 sq. ft. apartment unit with vaulted great room ceiling, hand hewn beams, wood floors, 2500 sq. ft., balcony, Lower-level mechanical room and storage.



### **APARTMENT DETAILS**

<b>Entry Floor:</b>	<b>Length</b>	<b>Width</b>
Foyer	6'-0"	6'-0"
Bedroom 1	11'-0"	12'-0"
Bedroom 2	12'-0"	12'-0"
Bedroom 3	12'-0"	11'-0"
3-pce Bath	-	-
Laundry	-	-
<b>Second Floor</b>		
Great room	25'-0"	30'-0"
Kitchen	18'-0"	10'-0"

**3. MILK HOUSE (C) – Circa 1885 Milk house**

Two storey residence, stone/siding, 1785 sq. ft. with 17" thick stone walls, balcony, fireplace, no basement



Ground Floor:	Length	Width
Foyer	10'-0"	4'-0"
Den	16'-0"	9'-8"
Kitchen	14'-0"	8'-6"
Laundry	8'-0"	6'-0"
Storage/Mech	14'-6"	11'-6"
Second Floor		
3-pce Bath	8'-8"	8'-8"
Bedroom 1	11'-6"	8'-8"
Bedroom 2	11'-6"	11'-6"
Living Room	25'-3"	15'-0"



**4. Original “Duplex” House – 2 units ( D & E )**

Two storey, 2450 sq.ft., balcony, unfinished basement, screened and covered porchs, stone fireplace, Stair to attic.



<b>Ground Floor (Unit D)</b>	<b>Length</b>	<b>Width</b>
Foyer	-	-
Kitchen	15'-10"	11'-10"
Laundry	-	-
4-pce Bath	-	-
Living Room	20'-10"	16'-10"
Bedroom 1	18'-8"	14'-9"
Bedroom 2	11'-4"	11'-1"
<b>Second Floor (Unit E)</b>		
Living Room	17'-2"	14'-10"
Kitchen Eat in	15'-0"	11'-0"
3 Pce-Bath	-	-
Bedroom 1	11'-6"	10'-2"
Bedroom 2	11'-6"	10'-2"

## **Lifestyle Dream: A Family Retreat with Space for Everyone**

Imagine a place where generations can gather, each with room to breathe yet always connected by the land's beauty and history.

- Multiple residences mean grandparents, parents, and children can all enjoy their own private retreats while sharing the same property.
- Spacious layouts invite family celebrations, holidays, and reunions without compromise
- Houses are ready for renovation in your preferred style and quality



## Entrepreneurial Vision: A Bed & Breakfast or Boutique Destination

This property is not only a retreat—it's a **business opportunity waiting to be realized.**

- **Hospitality & Tourism:** Transform the three houses and five residential units into a charming bed and breakfast or boutique inn. Host weddings, retreats, and special events in the 10,000-square-foot century barn, where rustic character becomes a stunning backdrop.
- **Agritourism:** Create a destination where guests experience farm-to-table dining, distillery, seasonal festivals, or hands-on workshops.
- **Agricultural Potential:** Farm the fertile land, cultivate crops, or establish greenhouses for year-round production. Develop equestrian facilities with rolling pastures and woodland trails perfect for riding and training.
- **Unique Features:** The rare stone silo offers a one-of-a-kind architectural element—imagine it as a wine cellar, observation tower, artists studio, distillery or signature attraction.





## Creative Legacy: A Heritage Property Reborn as a Modern Masterpiece

This estate is more than land and structures—it is a **living story, waiting for its next chapter.**

- **Architectural Vision:** Imagine the barn reimagined as a breathtaking modern residence, where soaring ceilings and rustic beams frame sleek contemporary design. The stone silo could become a dramatic spiral staircase, a private library, or an architectural centerpiece that blends old-world character with modern innovation.
- **A Canvas for Creativity:** The three houses and five residential units provide flexibility—guest accommodations, artist studios, or family spaces that complement the barn's transformation. The land itself—142 acres of rolling fields, woodlands, and a year-round creek—offers endless opportunities for landscaping, gardens, or outdoor living spaces.
- **Legacy & Lifestyle:** This is not just a renovation—it's the creation of a legacy. A home or estate that will inspire awe, preserve history, and stand as a testament to your imagination.



Here, the past and future converge. The barn and silo, once symbols of hard work and sustenance, now invite you to craft a modern masterpiece—a place where history is preserved, and your vision becomes timeless.

## **Opportunity Summary**

This property is an opportunity for multiple buyer types: a **working farm** with production and agritourism revenue streams; a **hospitality venture** such as a bed and breakfast or retreat using the barn as a centerpiece; a **multi-generational compound** with separate living units; or a **signature renovation** that transforms the century barn and silo into a modern architectural statement. The combination of acreage, water features, multiple dwellings, and permissive agricultural zoning makes this a distinctive investment and lifestyle opportunity.

### **Important Notice on Permitted Uses and Approvals**

This property is located in an agricultural zone that lists a range of permitted uses, including greenhouses, a distillery, equestrian facilities, bed and breakfast operations, and agritourism. These permissions do not constitute approval for any specific project. Prospective purchasers must independently verify the suitability of any intended use and obtain all required permits, licenses and approvals from municipal, provincial and other regulatory authorities before proceeding.

**Legal Non-Conforming Units** — The three houses and five residential units on site are legal non-conforming; they may continue in their current or renovated form but any expansion, or new residential construction will require formal building permits.

## **Price & Contact**

**Asking Price:** \$ 3,895,000.00

**Contact:** Karen Zahoruk – Broker REMAX 905-631-8118

**MLS listing:** #

**Website:** [www.peppermintcreekfarm.com](http://www.peppermintcreekfarm.com)



### **Why Choose Peppermint Creek Farm?**

For the price of three separate homes, Peppermint Creek Farm offers something far greater—a unified 142-acre estate with three full houses and additional units, all in one breathtaking location. Instead of juggling multiple properties, taxes, and maintenance costs, your family enjoys shared infrastructure and long-term savings while creating a legacy that lasts for generations. Here, privacy and togetherness coexist, giving every family member space to thrive while staying connected by the land's beauty and history.

## **Why Peppermint Creek Farm Makes Sense for Your Family**

**One Estate. One Investment. Endless Possibilities**

### **Financial Logic**

- **Single Purchase vs. Multiple Homes:**

Peppermint Creek Farm at **\$3.895M** gives you **three full houses and five additional units** on **142 acres**.

Compare that to buying **three separate properties at \$1.4M each**:

- **Cost:** \$4.2M before renovations
- **Extra Expenses:** 3 property taxes, 3 utility bills, 3 maintenance schedules
- **Travel Time:** Families scattered across different locations

✓ With Peppermint Creek Farm, even after modest renovations, your **total cost is lower** and your **value is higher**—one consolidated estate with shared infrastructure and amenities.

### **Long-Term Savings**

- **Shared Costs:** One property tax bill, one set of utilities, one maintenance plan
- **Economies of Scale:** Landscaping, snow removal, and upkeep are far cheaper when done for one estate instead of three separate homes
- **Future-Proof Investment:** Land appreciates over time—142 acres in Puslinch is a rare asset compared to small suburban lots

### **Emotional Value**

- **Togetherness Without Compromise:**

Each family has its own private home, yet everyone shares the same beautiful setting for holidays, milestones, and everyday life.

- **Legacy Creation:**

This isn't just real estate—it's a **family heritage property**, a place where traditions are built and passed down for generations.

- **Experiences Money Can't Buy:**

- A pond for fishing and swimming
- Trails for hiking and biking
- A century barn and stone silo as iconic backdrops for family events

