

Peppermint Creek Farm

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

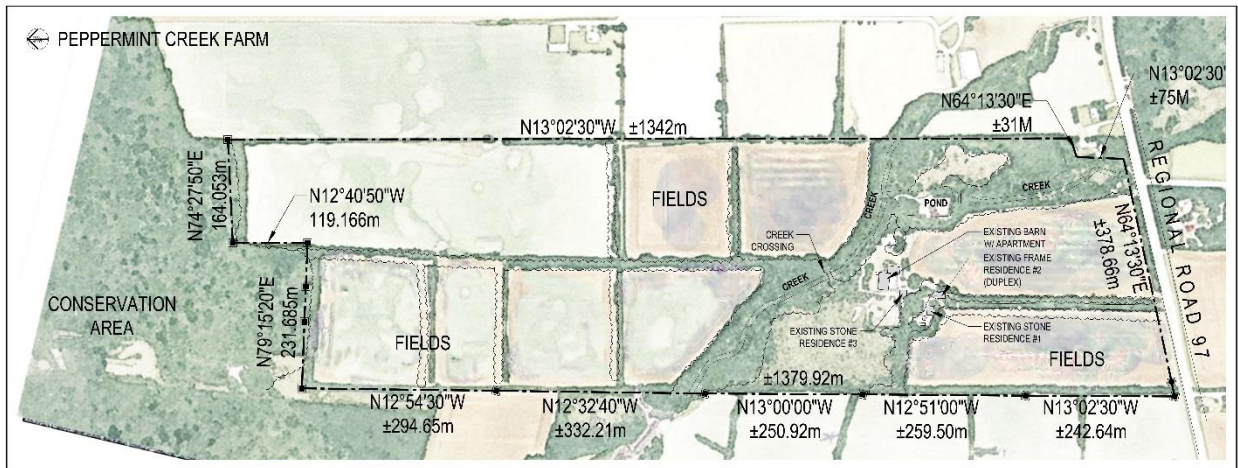


Welcome to a Rare Opportunity

Peppermint Creek Farm is a breathtaking **142-acre estate** 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

- Expansive acreage (142 acres) with both flat and rolling terrain and well-drained soils
- 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.



Location

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

Residences & Structures

- **Three houses** with a total of **five residential units**—ideal for multi-family living, guest accommodations, or income potential. *Note: All former rental units are offered with vacant possession and are legal/nonconforming use. Legally permitted in the past under East Flamborough jurisdiction.*

1. Original stone homestead house built in 1885

- 1.5-storey, 2500 sq. ft.
- Second floor - 3 bedrooms and main bath
- Main Floor -Living room, Dining room, Office, Laundry room, Kitchen
- Additional main level barrier-free in-law suite with bath, bedroom and large living room kitchenette combo, separate and connected entrances.
- Unfinished basement
- Screened porch
- Inground Swimming pool



2. Original 1885 Stone/siding "Coop" house

- 2-storey, 2000 sq.ft.
- Main Floor - Den, Kitchen, bedroom, laundry room
- Second Floor – 2 bedrooms, bathroom, Living/Dining combo



3. Original 1900 "Duplex" siding House

- 2-storey wood frame/siding house
- Main floor unit A (1600 sq ft) – 2 bedrooms, Bath, Laundry, Kitchen, Living/Dining
- Screened porch
- Unfinished basement
- Second Floor unit B (1200 sq ft) – 2 bedrooms, Bath, Kitchen, Living Room
- Separate entrance and balcony
- Stair to attic



Peppermint Creek Farm -Offered for sale

4. **1885 Century barn**, 10,000 sq. ft. approx., multi-level, with stone walls, hand-hewn beams and timber floors, ready to be reimagined as a modern home, event venue, or creative space. Including A **rare stone silo**, offering unique architectural possibilities.
- Barn suite, 2 levels, 1800 sq. ft. – 3 bedrooms, Bath, Living/dining/kitchen Great room with vaulted ceilings.



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.

Price & Contact

Asking Price: \$ 3,895,000.00

Contact: Karen Zahoruk - REMAX

MLS listing:

Website: 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

