

THIS LISTING SHOULD LISTED UNDER 3 SEPARATE PROPERTY TYPES

1. SINGLE FAMILY RESIDENTIAL, 2. MULTI-RESIDENTIAL, & 3. FARM

Property Summary – 1457 Regional Road 97, Puslinch

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**. This property blends historic character, abundant natural amenities, and flexible agricultural zoning—creating an extraordinary canvas for living, hospitality, farming, or a legacy project.

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.

The land is practical and versatile. Approximately 120 acres of workable fields and pastures are well suited to crops, grazing, while 30 acres with buildings and mature woodlands provide privacy and trail opportunities. A year-round creek runs through the property and feeds a large pond, offering reliable water access, wildlife habitat, and recreational uses such as fishing and quiet outdoor living.

The original 10,000 square foot (footprint) century barn (circa 1885) and rare stone silo are the property's unique defining assets. The barn's scale and character make it ideal for conversion to a modern residence, event venue, or hospitality use. The stone silo is an uncommon architectural feature that can be adapted into a distinctive interior element—stair tower, private study, or display space—adding immediate design value.

The agricultural zoning permits bed and breakfast operations and agritourism, creating clear pathways for a boutique farm-hospitality business, retreat center, or animal and crop agriculture -based enterprises.

Location balances accessibility with rural privacy. The property is approximately **15 minutes from Cambridge and Waterdown**, with convenient access to **Highways 401 and 6**, making it practical for commuting, tourism, or commercial activity while retaining a secluded country setting.

The property includes three houses with five residential units. Units are legal non-conforming, meaning they are permitted to continue in their current form with renovations; any expansion or new residential construction will require standard building permits and approvals. The houses require renovation, offering buyers the opportunity to update according to your own taste and customize to your needs while benefiting from immediate vacant possession. The residential units were rented and provided income until recently.

BUILDINGS DESCRIPTIONS AND DIMENSIONS (all dimensions approximate)

STONE HOUSE (Unit A)– 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. 900 sf Ground Floor In-law Suite, Screened pool room, in-ground 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	-	-
In-Laws Suite		
Living/Dining	22'-5"	22'-10"
Kitchen	12'-0"	9'-0"
Foyer	-	-
Bedroom	10'8"	10'-2"
3-pce Bath	-	-
Second Floor		
5-pce Bath	-	-
Bedroom 1	15'-7"	14'-5"
Bedroom 2	14'-0"	12'-2"
Bedroom 3	14'-0"	11'-6"
Powder Room	-	-

BARN APARTMENT (Unit B) – Two storey Apartment unit with vaulted great room ceiling, hand hewn beams, wood floors, 2500 sq. ft., balcony, Lower level mechanical room and storage

Entry Floor:	Length	Width
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	-	-
Second Floor		
Great room	25'-0"	30'-0"
Kitchen	18'-0"	10'-0"

MILK HOUSE (Unit C)– 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"

DUPLEX HOUSE (Unit D and E)– Two storey, 2450 sq.ft., balcony, unfinished basement, screened and covered porch, stone fireplace

Ground Floor (Unit D)	Length	Width
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"
Second Floor (Unit E)		
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"

Opportunity Summary

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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.