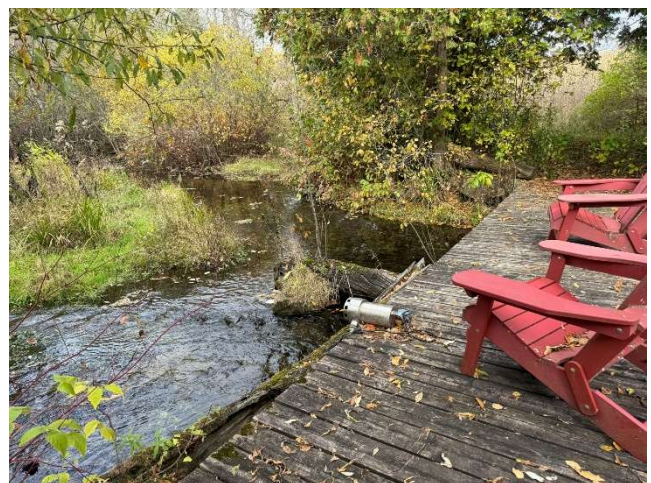


Peppermint Creek Farm

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



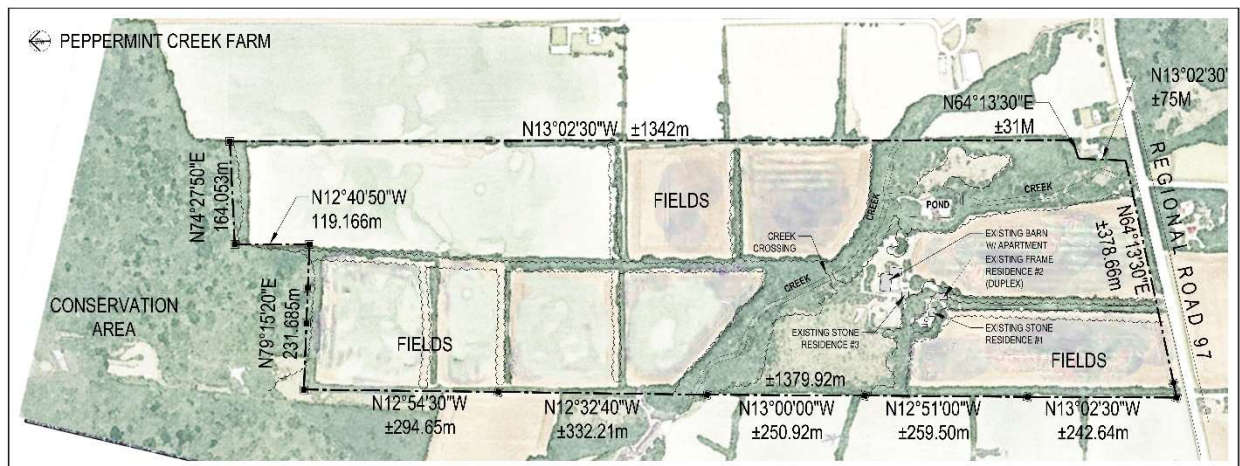
Welcome to a Rare Opportunity

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 creative 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)
- 100 acres cultivated fields rented by local farmer for corn and soybeans
- A large in-line pond and a year-round creek—ideal for recreation, serene views, and a reliable volume water source.
- Mature woodlands offering privacy, trails, and a deep connection to nature
- Over **1,240 feet of frontage on Highway 97**, ensuring accessibility and visibility
- Long (1200 foot) tree-lined driveway offering incomparable 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

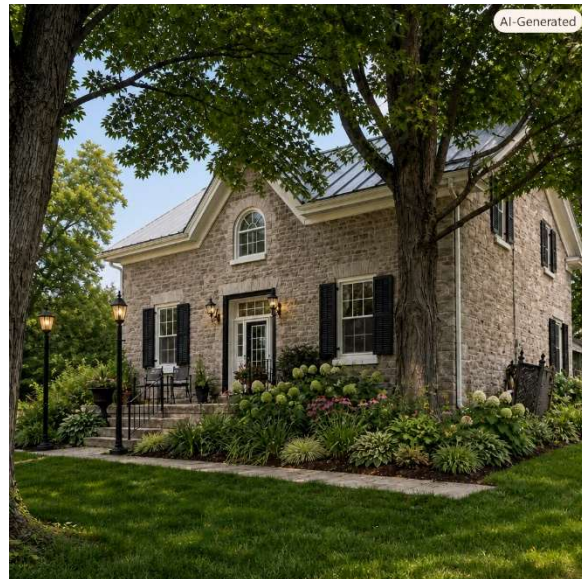
Residences & Structures

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 (accessible) with large bath, bedroom and large living room kitchenette combo, separate and connected entrances. Screened porch & Inground Swimming pool



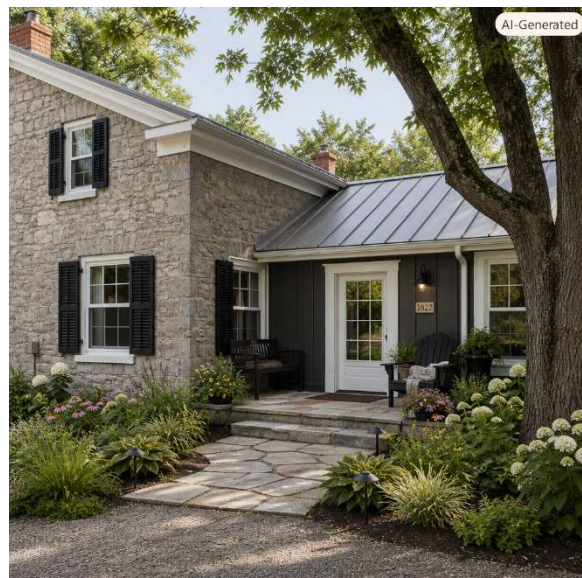
Stone House Front - Existing



Stone House Front Entrance - Reimagined



Stone House Side Entry - Existing



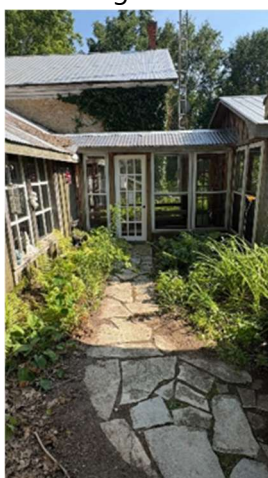
Stone House Side Entry – Reimagined



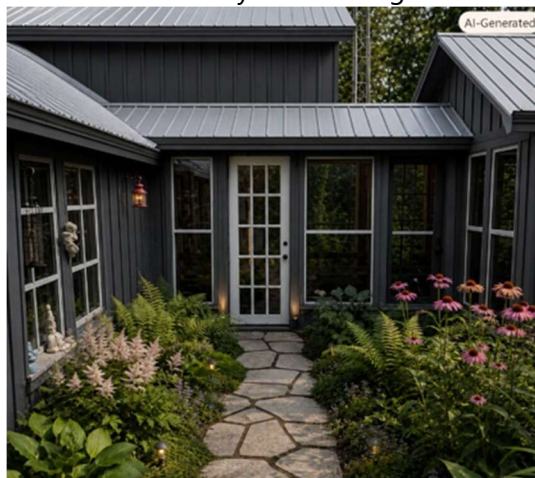
Stone House back yard - Existing



Stone House back yard– Reimagined



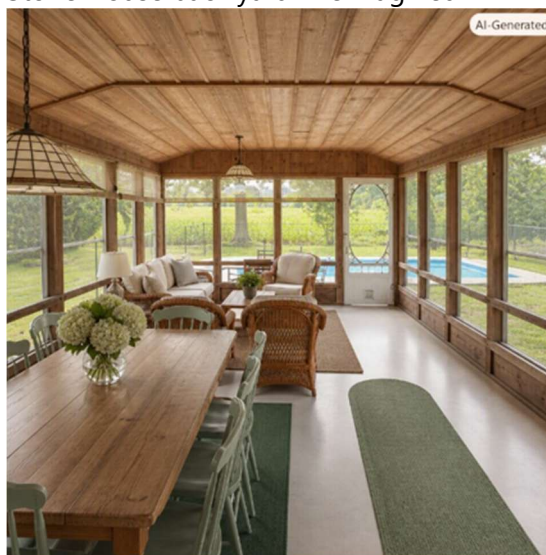
Stone House back yard - Existing



Stone House back yard– Reimagined



Stone House Screened Porch - Existing



Stone House Screened Porch - Reimagined



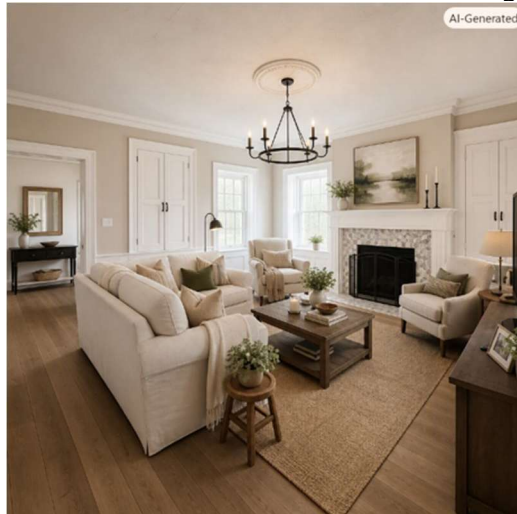
Stone House Second Floor Stair - Existing



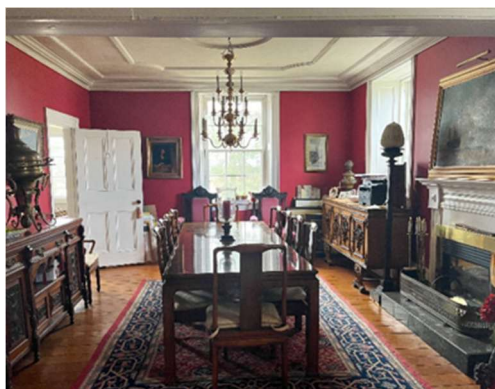
Stone House Second Floor Stair – Reimagined



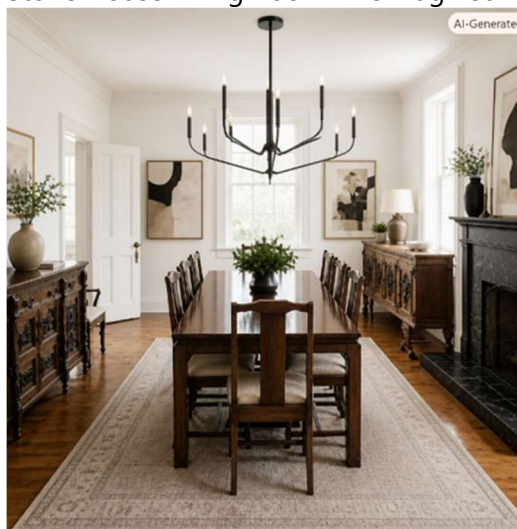
Stone House Living Room - Existing



Stone House Living Room - Reimagined



Stone House Dining Room - Existing



Stone House Dining Room – Reimagined



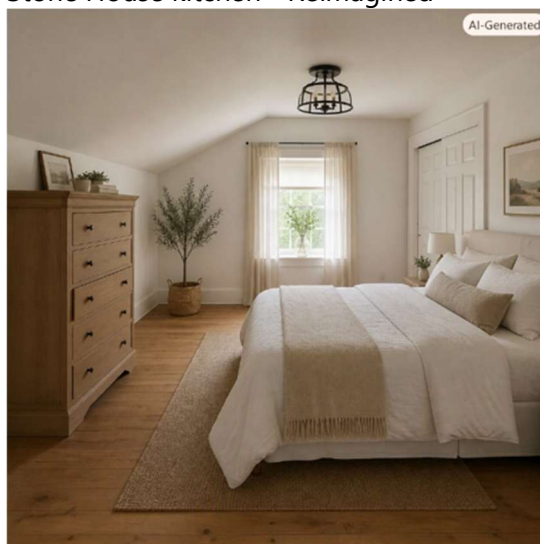
Stone House Kitchen - Existing



Stone House kitchen - Reimagined



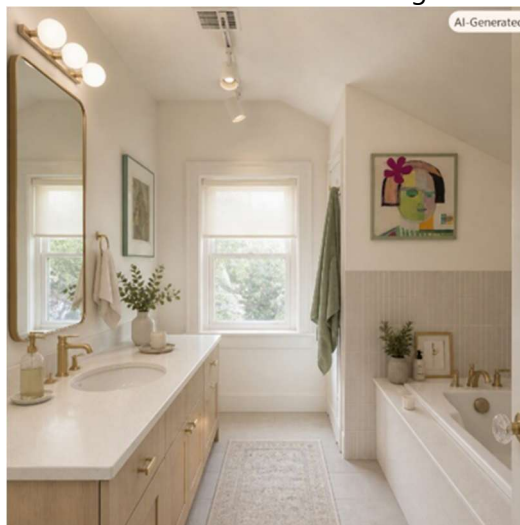
Stone House Bedroom 3 – Existing



Stone House Bedroom 3 - Reimagined



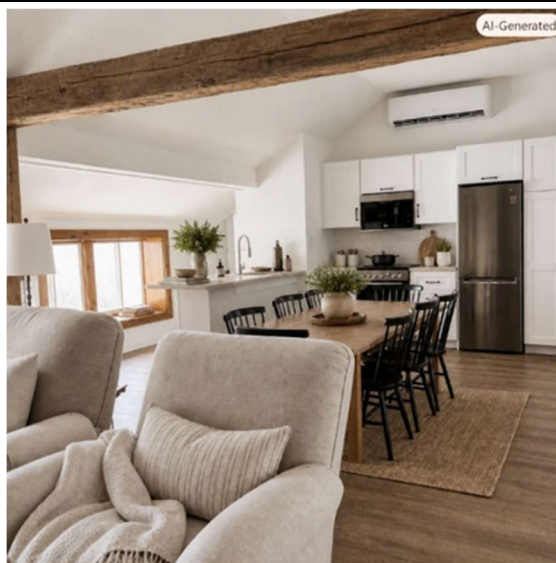
Stone House Bathroom - Existing



Stone House Bathroom - Reimagined



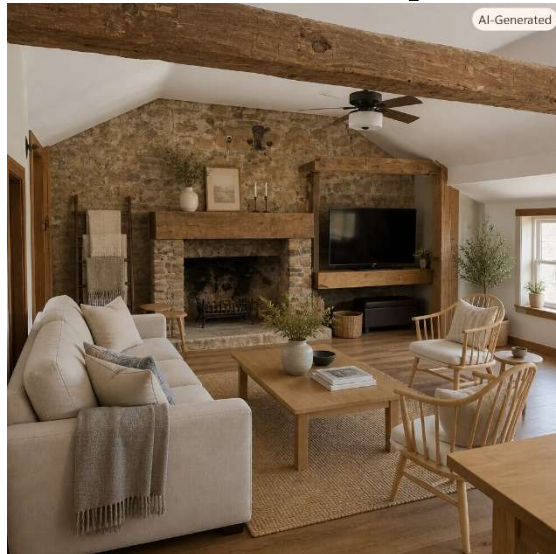
Stone House In-Law Suite - Existing



Stone House in-Law Suite Reimagined



Stone House in-law suite - Existing



Stone House in-law suite - Reimagined

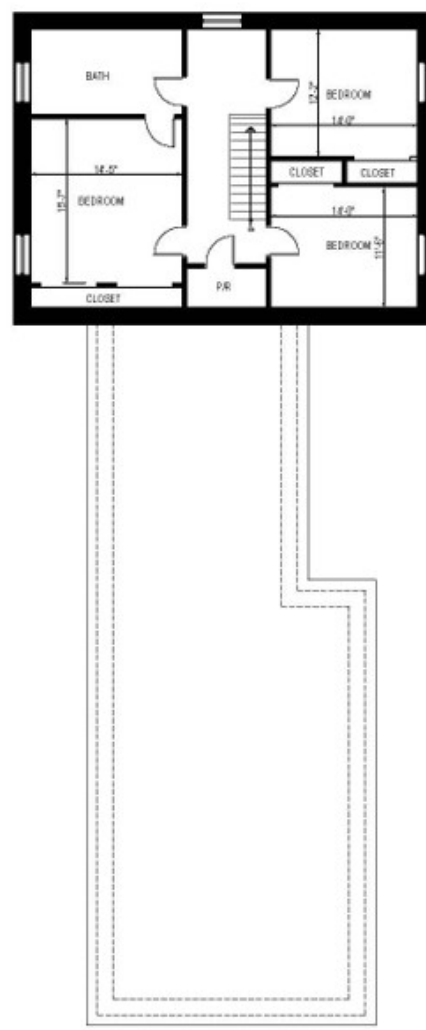


Stone House in-law suite Bath - Existing

Stone House Rooms and Dimensions		
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	-	-



GROUND FLOOR PLAN 2700 sq. ft.



SECOND FLOOR PLAN 1170 sq. ft.

A- STONE HOUSE

Peppermint Creek Farm

ALL DIMENSIONS AND AREAS ARE APPROXIMATE

2. BARN and Barn Loft Apartment (B)

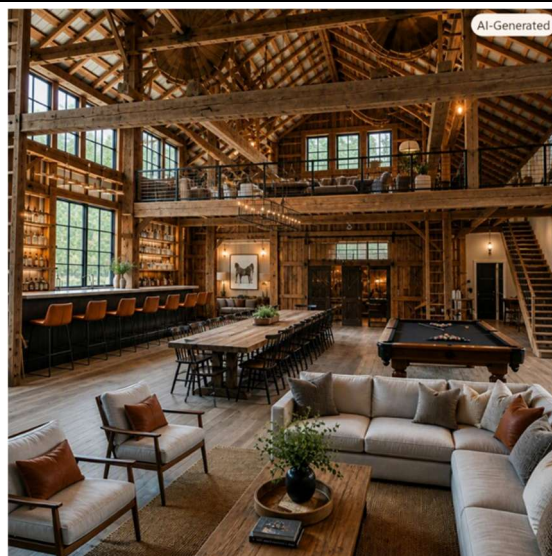
The original 1885 multi-level Barn has a stone foundation and hand-hewn beams, timber floors on a footprint of 10,000 sq. ft. A rare stone silo. The barn includes a two storey 1700 sq. ft. apartment unit with vaulted great room ceiling, hand hewn beams, wood floors, lower-level mechanical room and storage.



Barn repainted and repaired August 2026



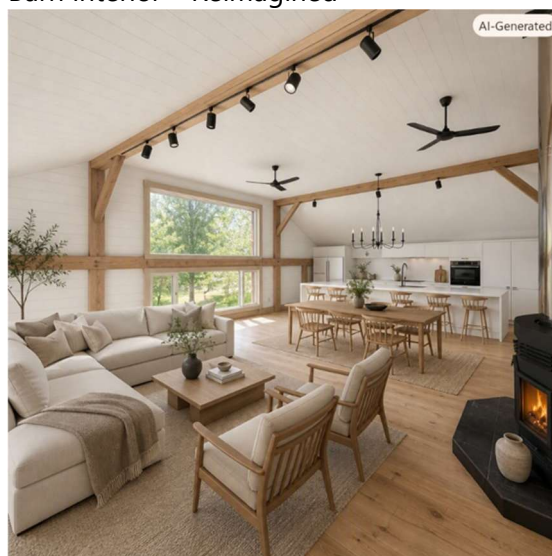
Barn Interior - Existing



Barn Interior – Reimagined



Barn Loft – Existing



Barn Loft – Reimagined



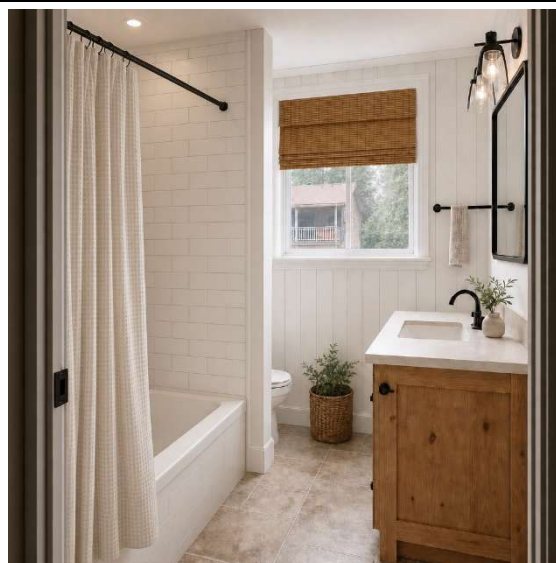
Barn Loft Bedroom - Existing



Barn Loft Bedroom - Reimagined

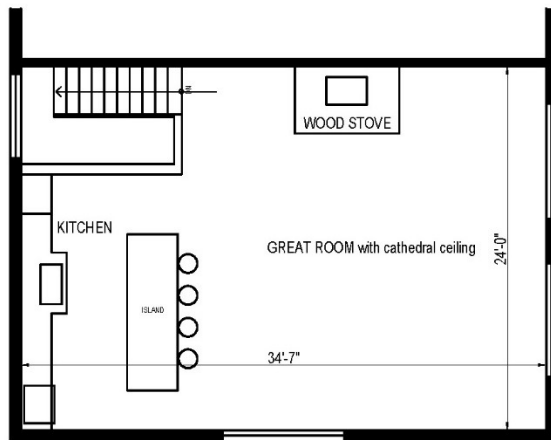


Barn Loft Bathroom - Existing

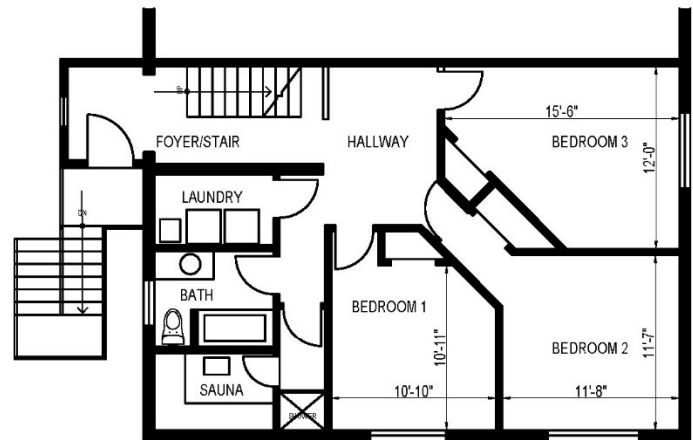


Barn Loft Bathroom - Reimagined

APARTMENT SPACES and DIMENSIONS		
Entry Floor:	Length	Width
Foyer	6'-0"	6'-0"
Bedroom 1	11'-0"	11'-0"
Bedroom 2	11'-6"	11'-8"
Bedroom 3	15'-0"	12'-0"
3-pce Bath	-	-
Laundry	-	-
Second Floor		
Great room	25'-0"	24'-0"
Kitchen	18'-0"	10'-0"



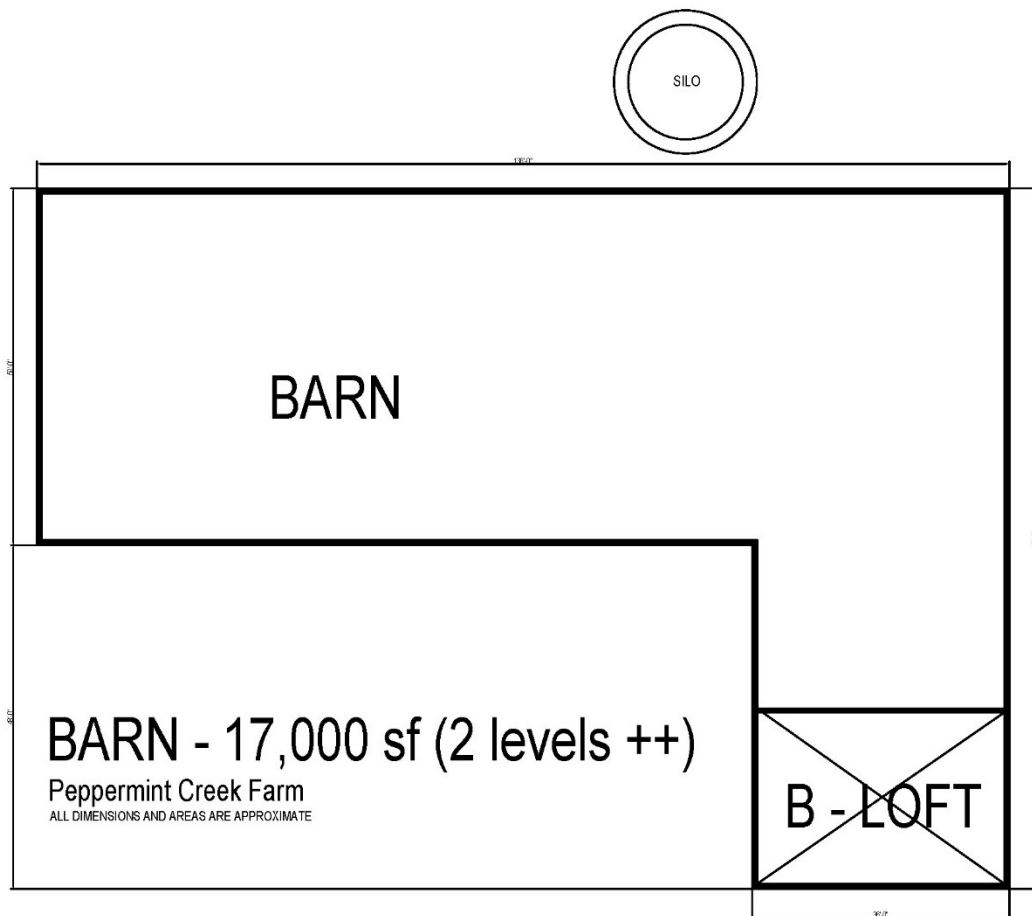
UNIT B - SECOND FLOOR PLAN 830 sq.ft.



UNIT B - FIRST FLOOR PLAN
870 sq. ft.

B - LOFT

Peppermint Creek Farm
ALL DIMENSIONS AND AREAS ARE APPROXIMATE



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

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



Milkhouse Exterior - Existing



Milkhouse Exterior - Reimagined



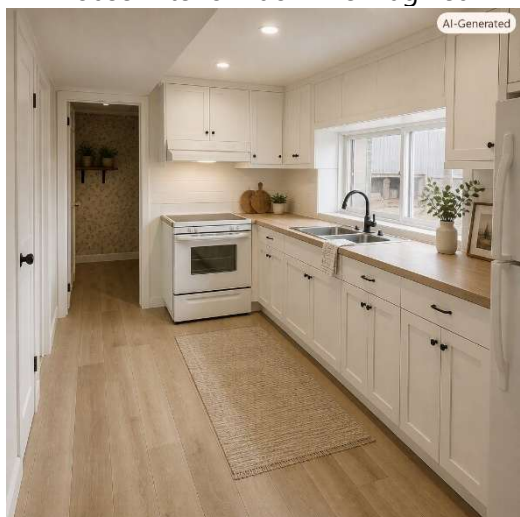
Milkhouse Exterior Back - Existing



Milkhouse Exterior Back - Reimagined



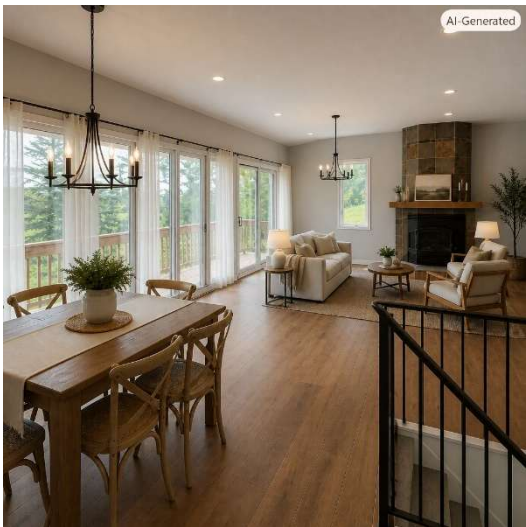
Milkhouse Kitchen - Existing



Milkhouse Kitchen - Reimagined

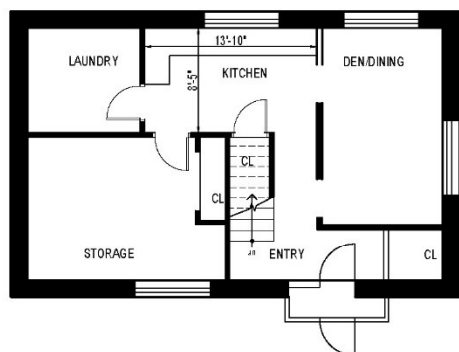


Milkhouse Family Room - Existing

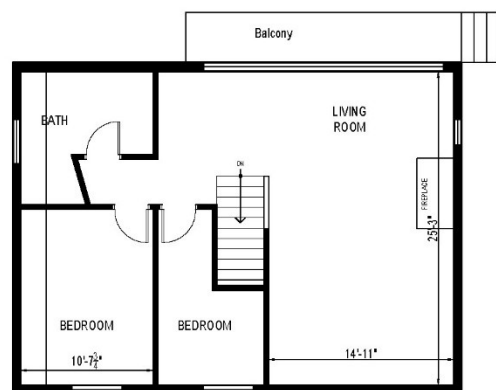


Milkhouse Family Room - Reimagined

MILK HOUSE SPACES and DIMENSIONS		
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"



GROUND FLOOR PLAN 825 sq.ft.



SECOND FLOOR PLAN 960 sq. ft.

C- MILK HOUSE

Peppermint Creek Farm
ALL DIMENSIONS AND AREAS ARE APPROXIMATE

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

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



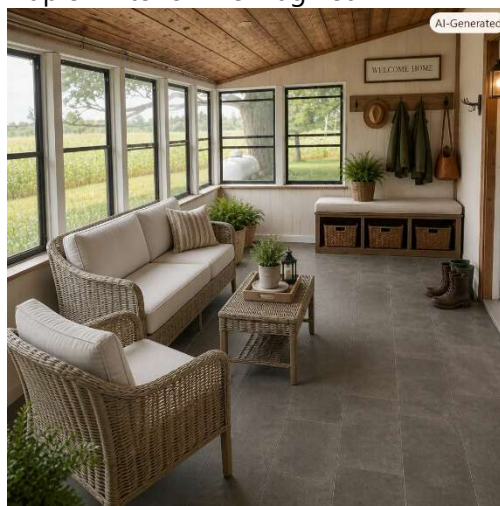
Duplex Exterior - Existing



Duplex Exterior- Reimagined



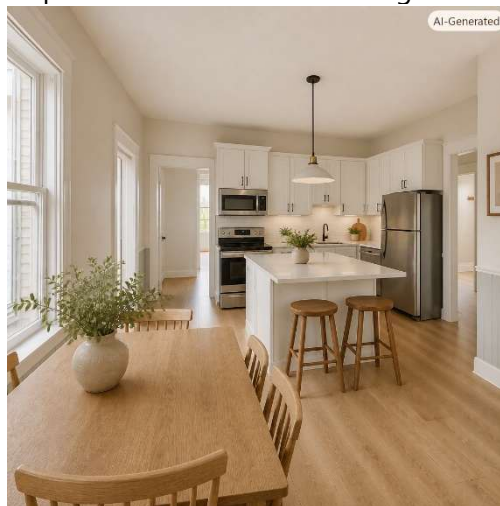
Duplex Screened Porch- Existing



Duplex Screened Porch - Reimagined



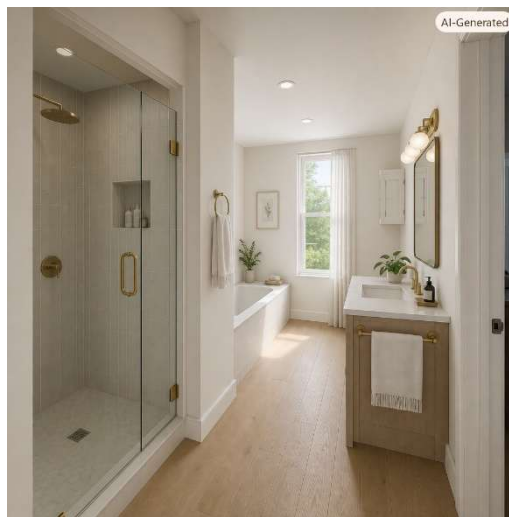
Duplex Kitchen - Existing



Duplex Kitchen - Reimagined



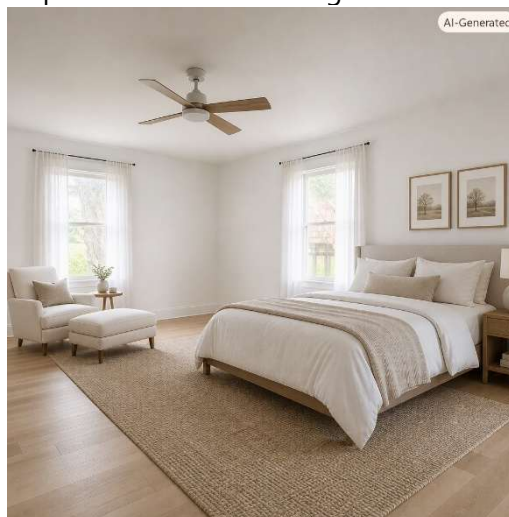
Duplex Bathroom - Existing



Duplex Bathroom - Reimagined



Duplex Bedroom - Existing



Duplex Bedroom - Reimagined

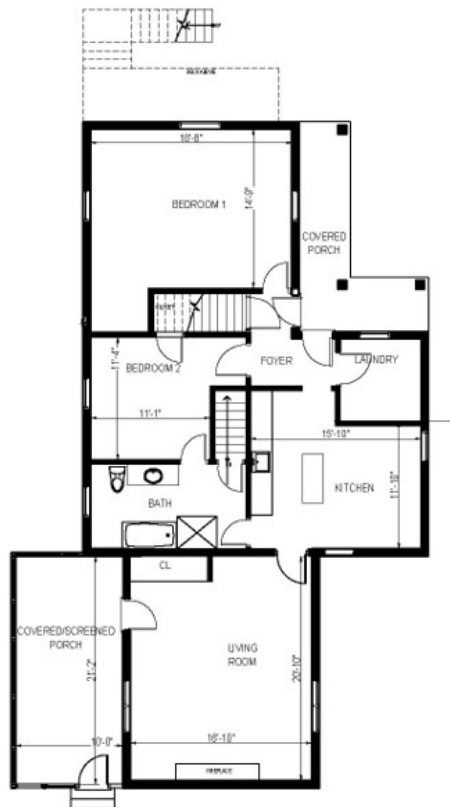


Duplex Living Room - Existing



Duplex Living Room - Reimagined

Duplex Spaces and dimensions		
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"



UNIT D - GROUND FLOOR PLAN 1450 sq.ft.



UNIT E - SECOND FLOOR PLAN
1000 sq. ft.

D/E- DUPLEX

Peppermint Creek Farm
ALL DIMENSIONS AND AREAS ARE APPROXIMATE

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.

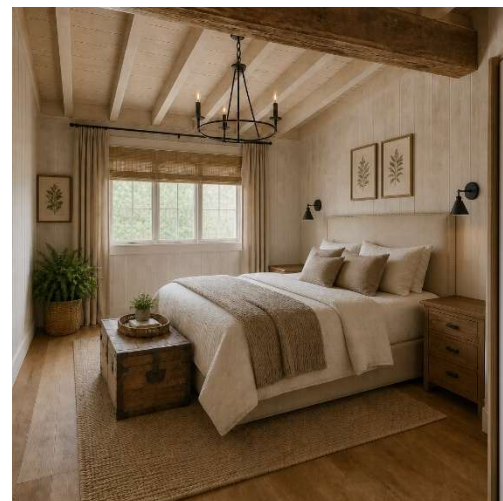
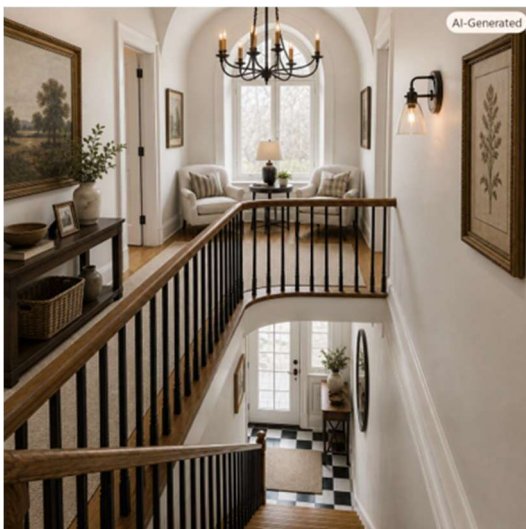
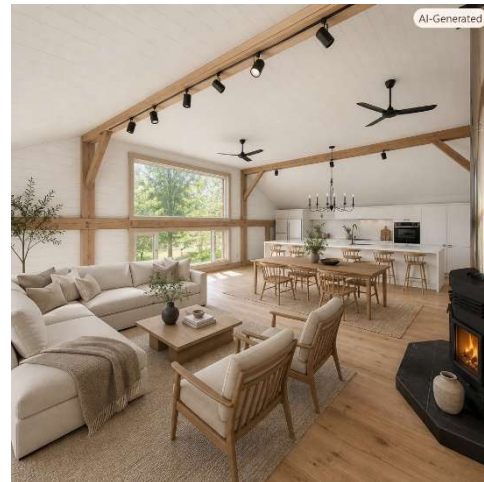
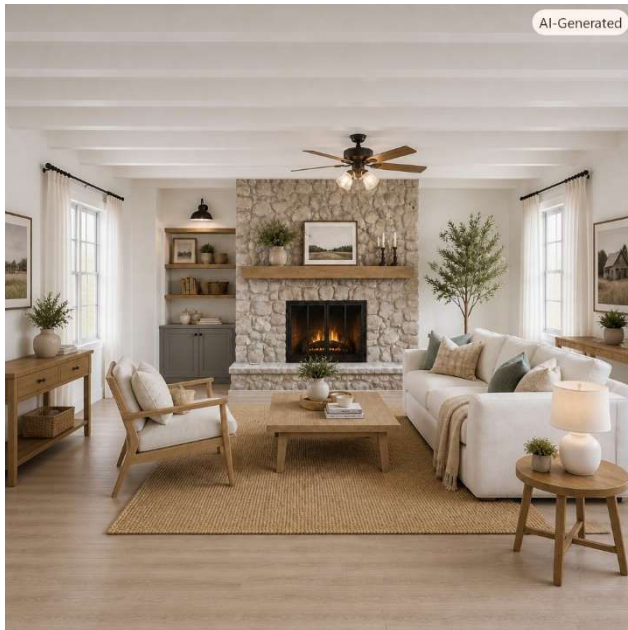
- Multiple residences mean grandparents, parents, and children can all enjoy their own private retreats while sharing the same property.
- Spacious layouts invite family celebrations, holidays, and reunions without compromise.
- Houses are vacant and ready for renovation in your preferred style and quality.



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.

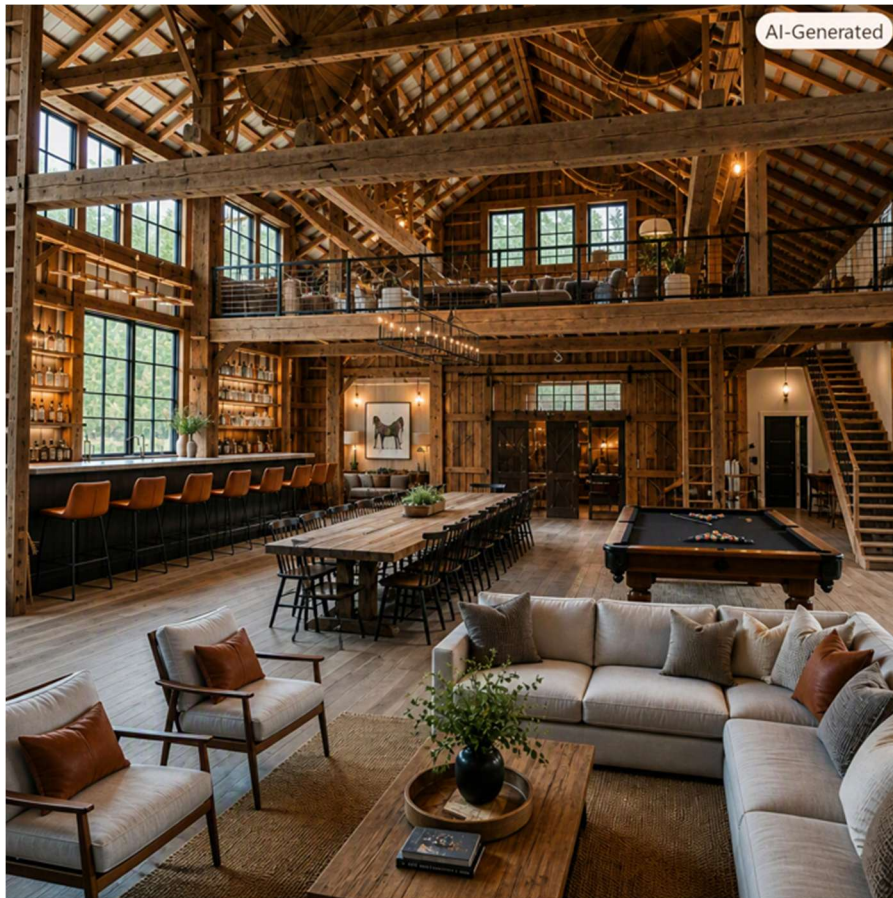


Creative Legacy: A Heritage Property Reborn as a Modern Masterpiece

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.



Barn interior – Reimagined as a family event gathering space.

Opportunity Summary

This property is an opportunity for multiple buyer types: a **working farm** with residential, 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 zoning use 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 may require formal building permits and other approvals.

All units are provided as VACANT.

Price & Contact

Asking Price: \$ 3,895,000.00

Contact: Cynthia Zahoruk 905-315-0215 czahoruk@gmail.com

MLS listing: # Not currently listed

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

