

\$8,250,000 - 1492 Maple Bend Road, Woolwich

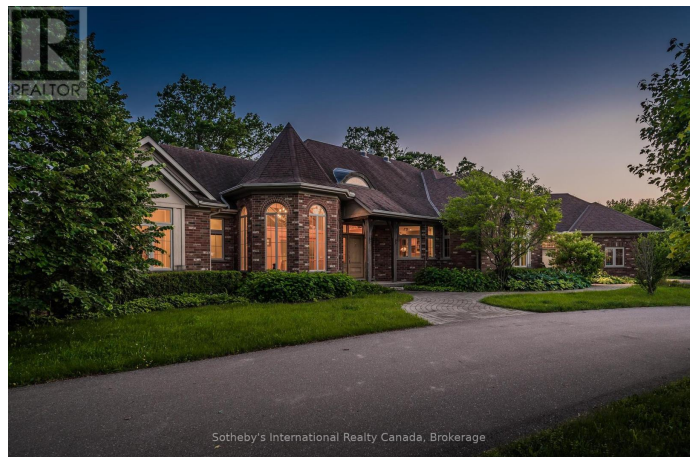
MLS® #X12305325

\$8,250,000

5 Bedroom, 5.00 Bathroom,
Agriculture on 0.00 Acres

N/A, Woolwich, Ontario

Space to grow, just minutes from the city. Welcome to 1492 Maple Bend Road, a rare 92-acre country property that blends natural beauty, agricultural potential, and room for family living- all within easy reach of Kitchener-Waterloo, Cambridge, and Guelph. With 50 acres of certified organic, workable farmland, 30 acres of mature sugar bush, and a selection of fruit trees including apple, pear, and peach this property offers the perfect balance of productivity and peaceful retreat. Whether you're a farmer, nature lover, or someone dreaming of a more self-sufficient lifestyle, this land offers the space and setting to bring your vision to life. At the heart of the property sits a spacious five-bedroom, five-bathroom bungalow with a walkout basement and nearly 6,700 square feet of total finished space. The scale and layout offer tremendous potential for transformation, with large principal rooms, excellent flow, and abundant natural light. Highlights include: A main floor primary suite with walk-in closet and 6-piece ensuite. Multiple living, dining, and entertaining spaces. Walk-out lower level with home gym and pool, wine cellar, rec room, office, and guest/in-law suite. Attached three-car garage and extensive storage throughout. Outside, you'll find privacy, a driving shed and workshop, panoramic views, and boundless possibilities. This is a fantastic canvas for your country dream house. Strategically located under 20 minutes to Waterloo Region International Airport and just



over an hour to Toronto Pearson (YYZ), this property offers the best of both worlds: rural living with urban access. A unique opportunity to invest in land, lifestyle, and long-term potential.1492 Maple Bend Road is ready for its new chapter. (id:6289)

Essential Information

Listing #	X12305325
Price	\$8,250,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	1492 Maple Bend Road
Subdivision	N/A
City	Woolwich
Province	Ontario
Postal Code	N0B1M0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	In-Law Suite
Parking Spaces	23
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Water Heater, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Stucco
Lot Description	802.3 x 4341.2 FT 50 - 100 acres

Listing Details

Listing Office	Sotheby's International Realty Canada, Brokerage
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Listing information last updated on October 19th, 2025 at 2:01pm EDT