

\$6,288,888 - 4085 Victoria Road S, Puslinch

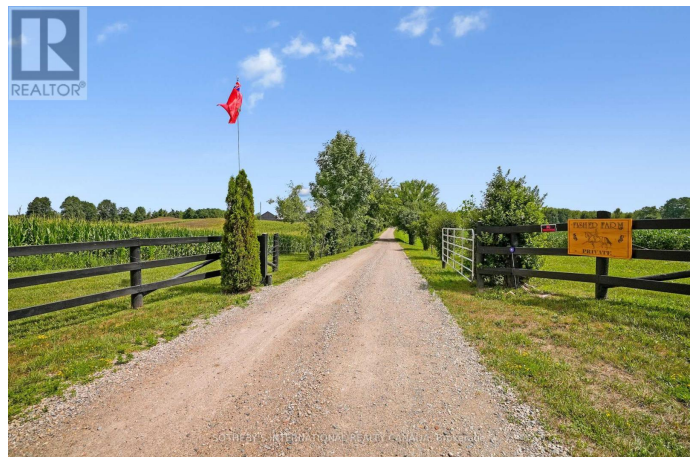
MLS® #X12429653

\$6,288,888

3 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Rural Puslinch East, Puslinch, Ontario

Welcome to 4085 Victoria Road S, an extraordinary property where timeless history meets modern country living. Resting on just under 100 acres in picturesque Puslinch, this estate offers a rare combination of a beautifully restored 1870s farmhouse, premier equestrian facilities & breathtaking natural landscapes. The home itself is rich in character & comfort. The chefs kitchen is a showpiece, featuring top-of-the-line appliances, an oversized island, & an inviting eat-in space that flows into the family room. A grand fireplace & expansive windows frame views of manicured grounds & rolling fields. With a main floor primary suite & two additional bedrooms upstairs, the home offers convenience & charm, blending historic details with thoughtful updates that preserve the warmth & history of the farmhouse. Nearly 45 acres of farmable land provide opportunity & productivity, while 36 untouched wooded acres offer privacy, & natural beauty. Tucked within the trees, a charming sugar shack evokes the property's rural heritage, while a spring-fed pond adds to the serene setting. The equestrian facilities are exceptional, with 2 classic bank barns one complete with its original rack lifter standing proudly as reminders of the property's rich past. A dedicated hay barn & a beautifully maintained horse barn with 10 stalls & a wash stall provide everything needed for care & training. Sprawling paddocks, thoughtfully laid out with 8 run-in sheds, create a haven for horses,



while a competition-quality dust-free indoor riding arena & a spacious outdoor arena allow for riding & training in every season. A meticulously kept outbuilding & garage, complete with a tractor hoist, adds practicality & versatility, while the surrounding leased farmland opens opportunity for farming or investment. From its sweeping fields to its shaded woods, from its historic charm to its state-of-the-art equestrian amenities, this is more than a property it is a lifestyle, a retreat, & a rare opportunity. (id:6289)

Essential Information

Listing #	X12429653
Price	\$6,288,888
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	4085 Victoria Road S
Subdivision	Rural Puslinch East
City	Puslinch
Province	Ontario
Postal Code	N0B2J0

Amenities

Utilities	Cable, Electricity
Features	Irregular lot size
Parking Spaces	70
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Oven - Built-In, Range, Dishwasher, Dryer, Oven, Hood Fan, Window Coverings, Refrigerator
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Wood
Lot Description	1328.3 x 3283.2 FT 50 - 100 acres
Foundation	Stone

Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA



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