



Extraordinary Country Retreat with
Unmatched Infrastructure & Natural Beauty

*4676 Concession Rd 11
Puslinch, ON*



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A Once-in-a-Generation 100-Acre Nature Estate

- Private trails • Forest stewardship • Wildlife habitat
- Custom residence • Heated workshop • Four-season recreation



The property encompasses ~100 acres of diverse natural landscapes, including mature mixed forest, open meadow, marshland & a provincially significant wetland system. Decades of thoughtful stewardship enhanced biodiversity while preserving the land's natural character.

Property Specifications

PROPERTY SIZE	~92 ACRES OF MIXED FOREST	~8 ACRES OF OPEN MEADOW
LAND TYPE & HIGHLIGHTS	~40% SIGNIFICANT WETLANDS	POND DREDGED FOR WILDLIFE
NATURAL WILDLIFE	OVER 900 TREES PLANTED SINCE 2011	99% FREE OF INVASIVE SPECIES



Architecturally Designed Residence

Designed by architect James Fryett, the custom ranch-style residence was thoughtfully positioned to maximize natural light, passive solar gain, and views of the surrounding landscape.

The main residence offers approximately 2,800 square feet of thoughtfully designed living space in a single-storey ranch-style layout. Oriented to the south for passive solar efficiency, the home is filled with exceptional natural light throughout the day. Vaulted ceilings enhance the sense of openness and scale, while a full-height basement provides substantial additional living and storage space.





Interior Features & Recent Enhancements

Extensive updates and improvements have been made to maintain and enhance the home's functionality and character.



Recent Upgrades

- New hardwood flooring in living room (2022)
- New tile flooring in office/family room (2022)
- New cork flooring in office/bedroom (2022)
- Professional interior painting (2022)
- Three new full-height toilets (2023–2024)

Quality Finishes

- Solid interior and exterior doors
- Premium ASSA locks and hardware
- Corian bathroom counters
- Grohe faucets
- Pella windows
- Three Velux skylights
- Three large sliding patio doors



Comfort & Convenience

- Walk-in shower
- Jacuzzi tub and shower
- Insulated cold room/wine cellar
- Central vacuum system
- Five exterior water taps
- Chain-link dog kennel
- Finished two-car garage



Security & Energy Efficiency

- Security and insulation rollers on windows and sliding doors
- Central security system with motion and entry monitoring



Basement Guest Suite

The finished lower level includes a versatile guest suite that is well suited for visitors, extended family, or multigenerational living arrangements. This private space features a spacious bedroom of approximately 500 square feet, a welcoming vestibule of approximately 160 square feet, a walk-in closet, and a full four-piece bathroom, creating a comfortable and self-contained living area.



Outdoor Oasis

Step outside to your own private outdoor oasis featuring a spacious deck, beautifully landscaped grounds, and vibrant gardens.





Peaceful Backyard Retreat

The thoughtfully designed backyard offers something for everyone, featuring a spacious deck, beautifully landscaped gardens, a custom-built charming gazebo, and a custom-built wood bench—creating the perfect setting for relaxing, entertaining, or simply enjoying the peaceful natural surroundings.



Additional Buildings

- 50 ft x 40 ft equipment driveshed
- Four-bay woodshed (20 ft x 40 ft)
- Concrete floor throughout

Future Value: Replacement cost for a comparable fully serviced 80 ft x 40 ft insulated shop in Southern Ontario is estimated at approximately \$200,000.

Workshop, Storage, and Infrastructure

The property's extensive infrastructure supports a variety of hobbies, business activities, equipment storage, and rural pursuits. A heated and insulated 30 ft x 40 ft workshop features plumbing, a concrete floor, woodworking and metalworking benches, and ample workspace. A matching 30 ft x 40 ft concrete apron provides convenient access and additional outdoor working or storage space.





Energy & Heating Infrastructure

- ✓ Heatmor central wood furnace
- ✓ Heating service for hot water
- ✓ Electric forced-air backup furnace
- ✓ Waterford Trinity cast-iron wood stove
- ✓ Transfer switch for backup power integration
- ✓ 300-gallon diesel storage tank

Water Supply & Treatment

- ✓ Drilled well (approximately 118 feet deep)
- ✓ Reported flow rate of 6.6 gallons per minute
- ✓ Water filtration system
- ✓ UV purification system
- ✓ Water softener

Connected Rural Living

- ✓ Fibre optic high-speed internet

A Shop to Work, Create and Grow

For buyers seeking the flexibility to live and work from the same property, the existing shop and supporting infrastructure provide an opportunity that is increasingly difficult to find.

The shop is currently configured with approximately 60% storage and garage space and 40% heated, insulated workspace equipped for woodworking and metal fabrication. Combined with ample parking, high-speed fibre internet, and exceptional privacy, the property offers a versatile setting for a wide range of home-based businesses, creative pursuits, trades, and entrepreneurial ventures.



Potential Uses for the Shop

- Trades & Contracting Businesses
- Woodworking & Fabrication
- Automotive & Equipment Storage
- Creative & Artisan Uses
- Agriculture & Rural Operations
- Recreation & Lifestyle

Whether supporting an established business, a growing side venture, or a passion project, the property provides the space and flexibility to create, build, store, and operate without compromising the lifestyle benefits of a private rural retreat.



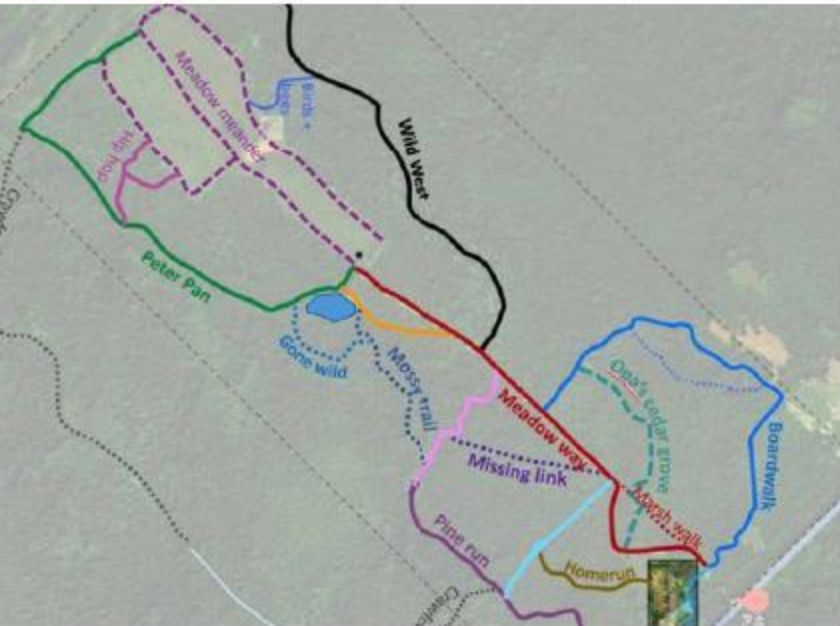


Where everyday feels like a private retreat

This remarkable 100-acre property is far more than a country home. Carefully stewarded over many years, it is a private nature retreat featuring mature forests, wetlands, meadows, wildlife habitat, and an extensive network of trails designed for year-round exploration.

Whether hiking beneath towering pines, birdwatching along the boardwalk, skiing through freshly fallen snow, or enjoying the quiet of the pond at sunset, every season offers a new experience.

This is a rare opportunity to own a property where conservation, recreation, and rural living exist in perfect balance.



10 Kilometres of Private Trails

An extensive network of private trails winds throughout the property, connecting forests, wetlands, meadows, wildlife viewing areas, and scenic resting points.

Designed and maintained for year-round use, the trails offer exceptional opportunities for exploration and recreation.

Trail Features

- Approximately 10 km of established trails
- Constructed with culverts and proper grading
- Approx. 0.4 km boardwalk through marshland
- Walkable through the year
- Approximately 80% accessible by tractor & ATV
- Direct access to adjacent conservation trail systems

Four Season Recreation

The property's extensive trail system transforms with the seasons—from spring wildflowers, to summer forest walks, autumn colour displays, and winter adventures.



Hiking/Walking



Wildlife Observation



Trail Running



Nature Photography



Cycling and Mountain Biking



Cross-Country Skiing



Snowshoeing



ATV and Tractor Access

A Haven for Wildlife



The combination of mature forest, wetlands, meadow habitat, and open water has created an exceptional environment for wildlife.

Bird enthusiasts will appreciate the property's remarkable diversity of species and habitats, while naturalists will enjoy the abundance of native flora and fauna found throughout the landscape.



NATURAL FEATURES

- Mature Forest Habitat
- Wetland Ecosystems
- Wildlife Pond
- Pollinator-Friendly Gardens
- Productive Bee Hives Maintained by Local Apiarist
- Wildlife Corridors Connected to Adjacent Conservation Lands





Gardens, Orchard, & Outdoor Living

Surrounding the residence is a thoughtfully designed landscape that blends cultivated beauty with the natural environment.

LANDSCAPE FEATURES	PRODUCTIVE GARDENS	OUTDOOR LIVING
• Rare mature specimen trees (incl. Katsura & Amur Cork Tree) • Weeping and pyramid cedars • Mature dwarf junipers • Extensive perennial gardens • Groundcovers and ornamental plantings • More than 50 varieties of hostas and daffodils	• Raised-bed vegetable garden • Fenced growing area • Raspberry patch • Haskap berries • Blackberry patch • Strawberry patch • Cherry tree	• New 1,200 sq ft deck (2023) • Built-in planters and seating • Pergola with productive table grape arbor • Natural stone patios and stairs • Flagstone walkways • Interlocking brick patio

Conservation & Managed Forest

The owners have invested significant effort in maintaining the ecological integrity of the property through responsible forest management and conservation practices.



Tax Incentive Programs

The property's long-standing commitment to environmental stewardship is recognized through participation in two provincial incentive programs:

- 46.6 acres enrolled in the Conservation Land Tax Incentive Program (CLTIP)
- 42.5 acres enrolled in the Managed Forest Tax Incentive Program (MFTIP)

These designations acknowledge the ecological value of the land and support the ongoing conservation and sustainable management of its natural features.





Stewardship, Resilience & Rural Independence

Carefully managed with a commitment to long-term stewardship, the property offers an uncommon level of self-sufficiency and operational resilience. Its integrated heating, water, and utility systems have been designed to support comfortable year-round living while providing the flexibility and independence often sought in a rural estate setting.



Location & Accessibility

Enjoy the peace of rural Puslinch living surrounded by rolling countryside, conservation lands, and scenic trails, while remaining just minutes from Guelph, Cambridge, and Aberfoyle. With Highway 401 nearby and the GTA within easy reach, this location offers an ideal balance of privacy, nature, and everyday convenience.

VICTORIA PARK GOLF CLUB	5 MINS
EDEN MILLS SKI TRAILS	5 MINS
BRUCE TRAIL	15 MINS
SOUTH GUELPH	10 MINS
HIGHWAY 6	10 MINS
ACTON GO STATION	15 MINS



📍 Aberfoyle Public School

📍 St. John Catholic School

📍 Sir Isaac Brock PS

📍 Bishop Macdonell Catholic HS

📍 Westminster Woods PS

📍 Centennial CVI High School

Education Nearby

Families will enjoy access to top public and catholic schools, offering diverse education options for all stages of learning.





More Than a Property — It's a Lifestyle

Properties of this scale, ecological richness, and thoughtful stewardship seldom become available.

Combining 100 acres of mature forest, wetlands, meadows, private trails, wildlife habitat, a custom-designed residence, extensive infrastructure, and exceptional accessibility, this property offers an opportunity to own far more than a home.

It offers a retreat, a lifestyle, and a legacy for generations to come.

A Rare Conservation-Style
Nature Estate

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Scan to learn more
about this property!



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