

AB&A

AMY BRAY & ASSOCIATES



Equestrian Excellence

4085 Victoria Road South, Puslinch



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4085 Victoria Road South

Heritage. Beauty. Equestrian Excellence.

Welcome to 4085 Victoria Road South, 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 1870's farmhouse, premier equestrian facilities, and breathtaking natural landscapes.

The home itself is rich in character and comfort. The chef's kitchen is a showpiece, featuring top-of-the-line appliances, an oversized stone island, and an inviting eat-in space that flows seamlessly into the family room. Here, a grand fireplace and expansive windows frame views of manicured grounds and rolling fields.

With a main floor primary suite and two additional bedrooms upstairs, the home offers both convenience and charm, blending historic details with thoughtful updates that preserve the warmth and history of the farmhouse.







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Nearly 45 acres of fertile, farmable land provide opportunity & productivity, while 36 untouched wooded acres offer peace, privacy, & natural beauty. Tucked within the trees, a charming sugar shack evokes the property's rural heritage, while a tranquil spring-fed pond adds to the serene, storybook setting.

A dedicated hay barn and a beautifully maintained horse barn with 10 stalls and a wash stall provide everything needed for care and training. Sprawling paddocks, thoughtfully laid out with eight run-in sheds, create a haven for horses, while both a competition-quality dust-free indoor riding arena and a spacious outdoor arena allow for riding and training in every season.

A meticulously kept heated outbuilding and garage, complete with a tractor hoist, adds practicality and versatility, while the surrounding leased farmland opens further 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, 4085 Victoria Road South is more than a property—it is a lifestyle, a retreat, and a rare opportunity.











Special Features & Finishes

HOUSE

- 1870's restored farmhouse renovated in 2021/2022
- Chef's Inspired kitchen complete with custom cabinetry, Cosmic Black Granite countertops, expansive centre island, designer light fixtures, cafe & samsung stainless steel appliances, eat-in breakfast area, heated floors & statement wood ceiling beam
- Grand living room with exposed stone statement wall, hardwood flooring & Custom statement town & country gas fireplace finished with a wood mantle & stone surround
- Upper level complete with two guest bedrooms and a luxurious 4-piece semi-ensuite with a soaker tub, oversized shower and statement marble & porcelain tiles.
- Main floor primary suite with 3-piece bathroom
- Spacious mudroom with dual entrances & access to hot tub retreat



Farmhouse Floorplans

Approx.: 2,812 sq. ft. above grade (MPAC)
 Approx.: 4,012 sq. ft. including lower level (MPAC)

OUTBUILDINGS & BARN SPECS

- 3,600 sq ft bank barn built in 1880
- 1,200 sq ft bank barn built in 1800
- 14,400 sq ft indoor arena built in 2000
- 4,820 sq ft garage built in 2017
- Eight 275 sq ft horse run-in's built in 2004 & 2009
- Outdoor arena
- 10 horse stalls & 1 wash stall
- 8 paddocks with run-in sheds with hydro & water

LAND

- ~99 total acres
- ~36 acres of untouched wooded land with a sugar shack and spring-fed pond
- ~45 acres of fertile, farmable land
- Completely private and serene property



Sotheby's International Realty Canada does not guarantee the accuracy or feasibility of this proposed plan. Buyer to verify if important. E & O.E.
 Square footage provided is from MPAC propertyline report.

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