

\$1,350,000 - 4053 Watson Road S, Puslinch

MLS® #40764489

\$1,350,000

2 Bedroom, 1.00 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

22 - Rural Puslinch East, Puslinch, Ontario

UNINTERRUPTED WATER VIEWS AWAIT YOU! Nestled atop one of the highest points in Puslinch and just minutes from the charming Campbellville equestrian community, this unique opportunity invites you to either build your dream home (initial drawings and survey available) or reimagine the existing structure on a generous 1-acre lot (225 x 194 feet). Experience a beautiful nature sanctuary with stunning views of Mountsberg Reservoir, which spans 472 acres outside your door. Each morning, wake up to vibrant sunrises illuminating your backyard. The recently constructed garage measures 24x28 ft and is fully insulated, featuring three layers of high-density foam beneath engineered wood siding. It is framed with sturdy 2x6 lumber, topped with a durable steel roof, and equipped with a 100 Amp electrical panel and an EV charger. With buried water and sewer lines running to the garage foundation, the upper level can easily be transformed into a workshop or studio apartment, enhancing the investment! This incredible setting isn't just a building lot; it's also the perfect starter home for those dreaming of a country lifestyle that could become your family retreat. Currently, the property boasts a loft bungalow with an abundance of windows, a spacious great room, a luxurious kitchen ready for culinary adventures, and sleeping quarters with both a main floor bedroom and a whimsical loft bedroom. There's also a wood stove, heat pumps, and AC. You'll also



love the charming cordwood garden shed. Conveniently located close to Highway 401, commuting to Guelph, Burlington, Hamilton, and the GTA is easy. Experiences awaits nearby, including a boat launch where you can fish or paddle in your kayak or non-motorized boats. Additionally, you'll discover a variety of beautiful hiking trails and excellent fishing opportunities in the area, all surrounded by breathtaking scenery. Start planning your visit and be first in line for your new lifestyle and investment today! (id:6289)

Essential Information

Listing #	40764489
Price	\$1,350,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,088
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4053 Watson Road S
Subdivision	22 - Rural Puslinch East
City	Puslinch
Province	Ontario
Postal Code	N0B2J0

Amenities

Features	Conservation/green belt
Parking Spaces	12
Parking	Detached Garage
# of Garages	1

Interior

Heating	Electric Baseboard heaters, Heat Pump
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Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Stucco, Wood
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Burloak Real Estate Services



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Listing information last updated on October 20th, 2025 at 3:16pm PDT