

# \$829,999 - 7537 Wellington 36 Road, Puslinch

MLS® #40768597

**\$829,999**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 1.00 Acres

24 - Morriston, Puslinch, Ontario

Seize this opportunity to create your dream home on a beautiful 1-acre, tree-lined lot just minutes from Highway 401, ideal for commuters to the GTA, Guelph, Kitchener/Waterloo, and Cambridge. This private setting combines the best of country living with quick access to urban amenities. With natural gas, high-speed Bell internet connection, and an existing well already in place, much of the groundwork is done, allowing you to focus on designing and building your custom home. A survey, topographical sketch, and even a proposed plan for a walk-out bungalow are available to help fast-track the process. Adding to its appeal, the property currently has solar panels that provide steady income for the next five years. This creates a unique financial bonus that can help offset costs while you build. Don't miss your chance to secure this exceptional lot where privacy, convenience, and building potential all come together. (id:6289)



## Essential Information

|            |             |
|------------|-------------|
| Listings # | 40768597    |
| Price      | \$829,999   |
| Bathrooms  | 0.00        |
| Acres      | 1.00        |
| Type       | Vacant Land |
| Sub-Type   | Freehold    |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7537 Wellington 36 Road |
| Subdivision | 24 - Morriston          |
| City        | Puslinch                |
| Province    | Ontario                 |
| Postal Code | N0B2J0                  |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Schools                |
| Utilities | Natural Gas, Telephone |
| Features  | Country residential    |

## Listing Details

Listing Office ROYAL LEPAGE CROWN REALTY SERVICES INC. - BROKERAGE 2



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