

Property Information

Welcome to 1432 Mannheim Road, a private country retreat offering the perfect blend of rural charm and everyday convenience. This inviting 3-bedroom, 2-bathroom bungalow is set on a beautifully landscaped property surrounded by mature trees, creating a peaceful setting with plenty of space to enjoy the outdoors.

The functional layout features spacious living areas and a finished basement with a walkout to the backyard and direct access to the garage, providing additional living space for the whole family. A long driveway offers ample parking, while the fenced yard provides plenty of room for children, pets, and outdoor entertaining.

Equestrian enthusiasts will appreciate the large horse barn and paddock, offering excellent facilities for horses and plenty of space to exercise and roam. Expansive yard space and a private setting make this property ideal for those seeking a country lifestyle.

Conveniently located just minutes from Kitchener-Waterloo, Highway 7/8, and Highway 401, this property provides easy access to shopping, dining, schools, and everyday amenities while maintaining the privacy and tranquility of country living.

Property Details

ADDRESS: 1432 Mannheim Rd, Wilmot ON, N0B2H0

TYPE: Single Family Detached Bungalow

LEGAL DESCRIPTION: PT LT 2 CON S OF BLEAM'S RD
WILMOT AS IN 595751; WILMOT

| | |
|-------------|---|
| SQ. FT: | 1,027 above grade, 1,083 below grade (MPAC). |
| BEDROOMS: | 3 bedrooms. |
| BATHS: | 2; 4 piece on main floor, 3 piece in basement. |
| LAUNDRY: | In basement. |
| BASEMENT: | Finished. |
| AGE: | 65 YO (1961) (MPAC). |
| ELECTRICAL: | 70 amp breaker panel (30 amp sub panel for barn). |
| ROOF: | Asphalt shingles. |
| FOUNDATION: | Concrete. |
| FLOORS: | Carpet, vinyl, concrete. |
| CEILINGS: | Plaster, suspended ceiling. |
| WINDOWS: | Vinyl, aluminum. |
| EXTERIOR: | Brick, wood, aluminum panel. |
| INTERIOR: | Paneling, plaster. |
| PARKING: | Paved single wide driveway. |
| GARAGE: | Single attached with direct access to basement. |
| LOT SIZE: | 100' X 300.55' (GEO). |
| ZONING: | Z2 – Residential Zone. |

| | |
|----------------------|---|
| TAXES: | \$6,226 (2025) (MPAC). |
| ROLL #: | 301803000404500 |
| PIN #: | 221860096 |
| HIGH SPEED INTERNET: | Available. |
| HEATING: | Forced air natural gas. |
| COOLING: | Central air. |
| RENTALS: | None known. |
| WATER: | Municipal. |
| WASTE: | Septic. |
| HOME INSPECTION: | Full version available at: www.gogordons.com |
| LOT DESCRIPTION: | Detailed landscaping, full barn and paddock. |
| INCLUSIONS: | Oven, fridge, washer, dryer. |
| FIXTURES EXCLUDED: | Living room curtains. |
| SUGGESTED DEPOSIT: | 5% of purchase price. |
| SUGGESTED CLOSING: | Immediate. |

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour