

1883 Sawmill Road:

Property features and highlights

The location

- Strategic location in the village of Constogo
- Rare combination of village charm and regional accessibility
 - Minutes to Kitchener-Waterloo, St. Jacobs, and Elora
 - Approximately 400 metres from Conestogo Public School
 - Close to golf courses, trails, restaurants, and everyday amenities
- Surrounded by the Grand and Conestogo river systems

Heritage and history

- Historic mixed-use property dating to the 1880s
- Most recently home to *The Village at 1883*, a wellness and professional studio
- Thoughtfully restored while preserving the property's heritage character

The residence

- Four-bedroom residence
- Two full bathrooms plus one powder room
- Chef-inspired kitchen with oversized 4' x 9' island
- Quartz countertops
- Premium appliance package with gas range and built-in wall ovens
- Custom cabinetry with brass hardware
- Spacious living, dining, and family rooms
- Dedicated mudroom and pantry
- Primary suite with walk-in closet and ensuite bath
- Convenient second-floor laundry
- Exposed brick and preserved architectural details
- Large windows overlooking mature trees and the river valley

The studio and commercial space

- Approximately 1,205 sq. ft. open-concept studio/event space
- Dramatic 17-foot vaulted ceilings
- Exposed heritage trusses

- Cathedral-style window wall overlooking the river valley
- Separate entrance with direct access to upper deck
- Existing wellness, event, and professional office configuration
- Two private offices plus massage/treatment room
- Event capacity of approximately 45 guests
- Suitable for wellness, fitness, professional, educational, creative, retreat, or event uses
- Established mixed-use functionality with income potential
- Separate heating and cooling systems

Lower level flexibility

- Approximately 1,005 sq. ft. finished walkout lower level
- Recreation area plus three flexible-use rooms
- Additional two-piece and three-piece bathrooms
- Ideal for guest accommodations, offices, treatment rooms, wellness space, or hobby areas
- Direct access to outdoor wellness amenities

Outdoor living and wellness amenities

- Over 1,700 sq. ft. of outdoor living space
 - Approximately 600 sq. ft. upper deck with glass railings
 - Approximately 500 sq. ft. covered lower deck
 - Approximately 600 sq. ft. front courtyard
- Brand new 8-person Scandinavian-style sauna (2026)
- Hot tub (included in as-is condition)
- Cold plunge setup
- Fire pit gathering area (2025)
- Extensive outdoor lighting
- Mature trees creating exceptional privacy
- Seasonal river valley views

Future potential

- Approximately 1,100 sq. ft. unfinished attic space
- Significant storage and future expansion potential
- Dual street frontage on Sawmill Road and Elgin Street (potential space for extra parking)
- Grandfathered commercial use
- Potential for an accessory dwelling unit, carriage house, garage, or additional outbuilding (buyer to verify approvals)

Renovations and improvements

- Extensive renovations completed under current ownership since 2017
- Significant electrical upgrades
- Extensive plumbing updates
- Majority of windows replaced with vinyl windows
- Significant investments in residential spaces, studio areas, outdoor living, and mechanical systems

Mechanical systems and utilities

Heating and cooling

- Natural gas furnace serving residence (2026)
- Central air conditioning
- HEPA air filtration system
- Carrier furnace serving studio space
- Gree cold-climate heat pump (2023)

Water systems

- Navien on-demand natural gas water heater (owned, 2021)
- UV water treatment system (2021)
- Water softener (2021)
- Iron filter (2021)
- Reverse osmosis drinking water system

Additional systems

- 200-amp electrical service
- Private well
- Private septic system (pumped approximately three years ago)
- Studio roof approximately 9-10 years old
- Foundation comprised of original stone, concrete, and block construction