



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



99 McBay Road | Brant



RARE 6.49 ACRE INVESTMENT | PRE-APPROVED SEVERANCE, AG1 BUSINESS & DUAL DWELLING POTENTIAL | MCBAY ROAD ESTATE

Smart buy in this complex real estate Market!

Welcome to a truly exceptional opportunity on coveted McBay Road in Brant County. This exclusive 6.49-acre estate blends unparalleled privacy with powerful investment potential, all while offering an effortless commute (minutes to Hwy 403 and Ancaster). As the land is the appreciating asset, this property's value is foundational: you are securing a large, scarce parcel in a prime rural residential area.

This AG1-zoned property is uniquely positioned for strategic buyers and family investors. The pre-approved severance immediately unlocks options, allowing you to:

Develop a Multi-Generational Compound: The zoning permits two separate dwellings on the retained parcel—an extremely rare and valuable allowance for family members or income generation. Optimize Your Investment: Sever one (or potentially two) estate lots for immediate sale, retaining the original home and acres to drastically reduce your cost of ownership.

Build Your Forever Estate: Construct your dream home on this vast acreage, using the existing 4-bed, 1.5-bath back-split as a temporary residence or guest house. Take advantage of the flexibility offered by AG-1 zoning, allowing for Agricultural use. Great opportunity for small scale farming or agribusiness ventures!

Enjoy a tranquil, park-like setting where nature meets luxury acreage living. The mature trees, private pond, and established walking trails create a secluded sanctuary. Property features include a detached workshop, dual-entry circular drive, updated Septic (2023) and Roof (2016), a cozy wood-burning insert, hot tub, and modern utilities like a cistern with RO/UV filtration and high-speed fibre internet.

This is more than a home; it's an asset in a prime location with guaranteed future potential. Ideal for families seeking a private compound, investors capitalizing on severance and AG1 zoning, or commuters prioritizing easy access. Book your private showing today and invest in the dirt!



FRONT EXTERIOR



FRONT ENTRANCE



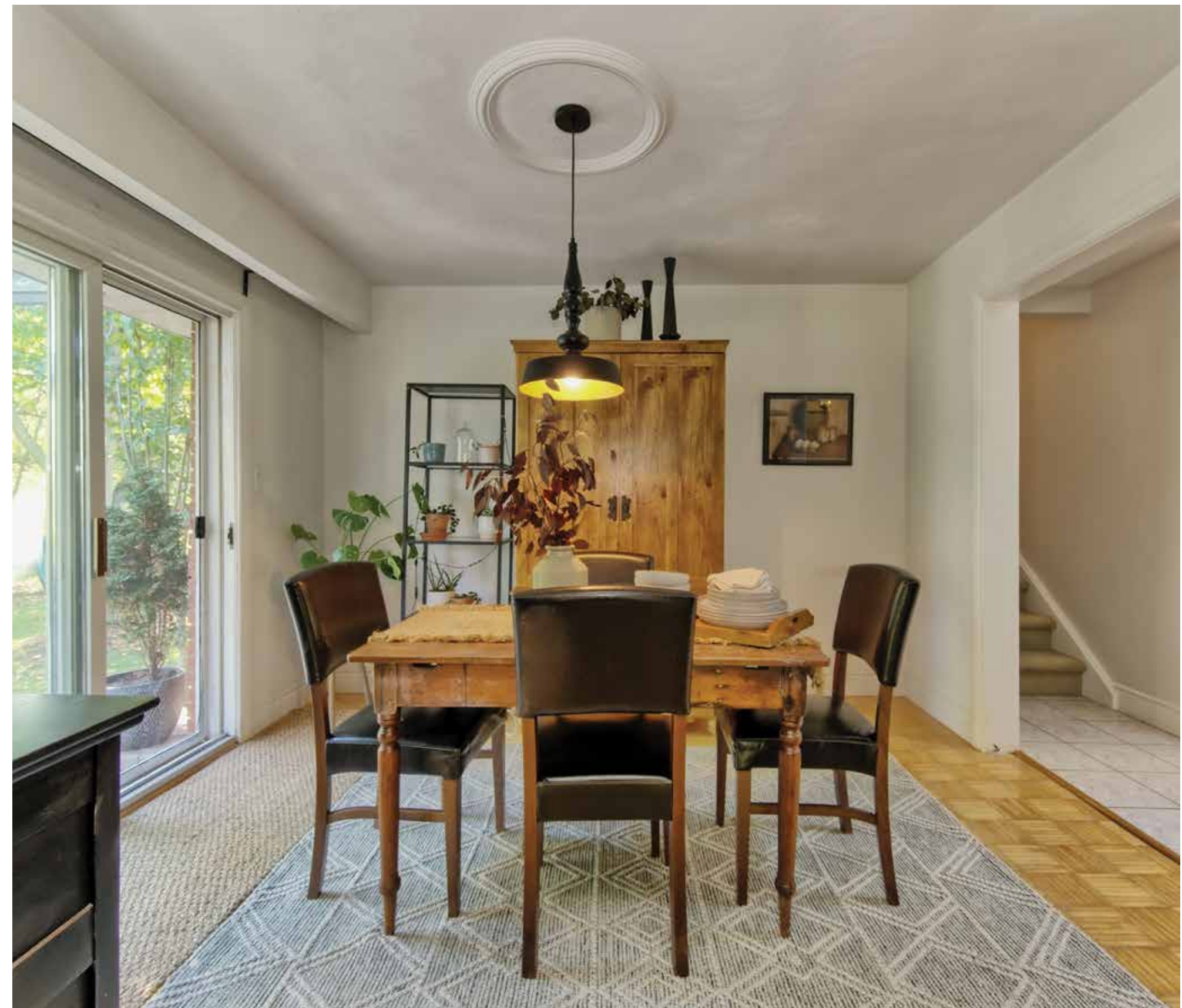
FOYER



LIVING ROOM



DINING ROOM



DINING ROOM



EAT-IN KITCHEN



KITCHEN WITH SKYLIGHT





FAMILY ROOM



DEN



PRIMARY BEDROOM



SECOND, THIRD & FOURTH BEDROOM

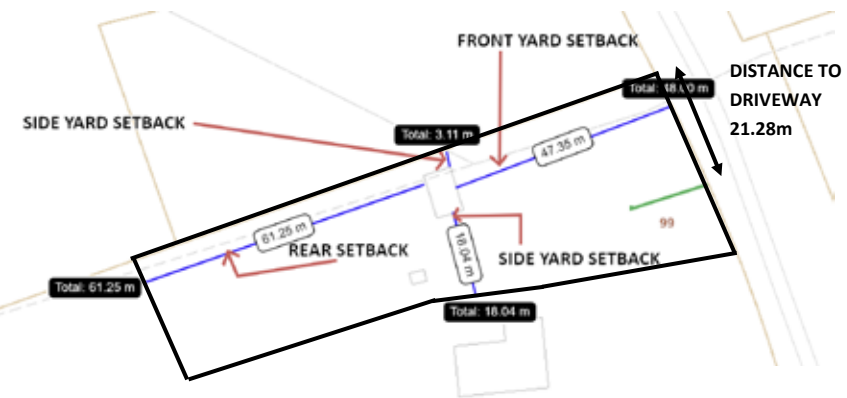


MAIN LEVEL
MAIN & POWDER BATHROOM



LOWER LEVEL
FAMILY ROOM





LOT SEVERANCE POTENTIAL





CUSTOM BUILD POTENTIAL



REAR EXTERIOR
DECK WITH HOT TUB

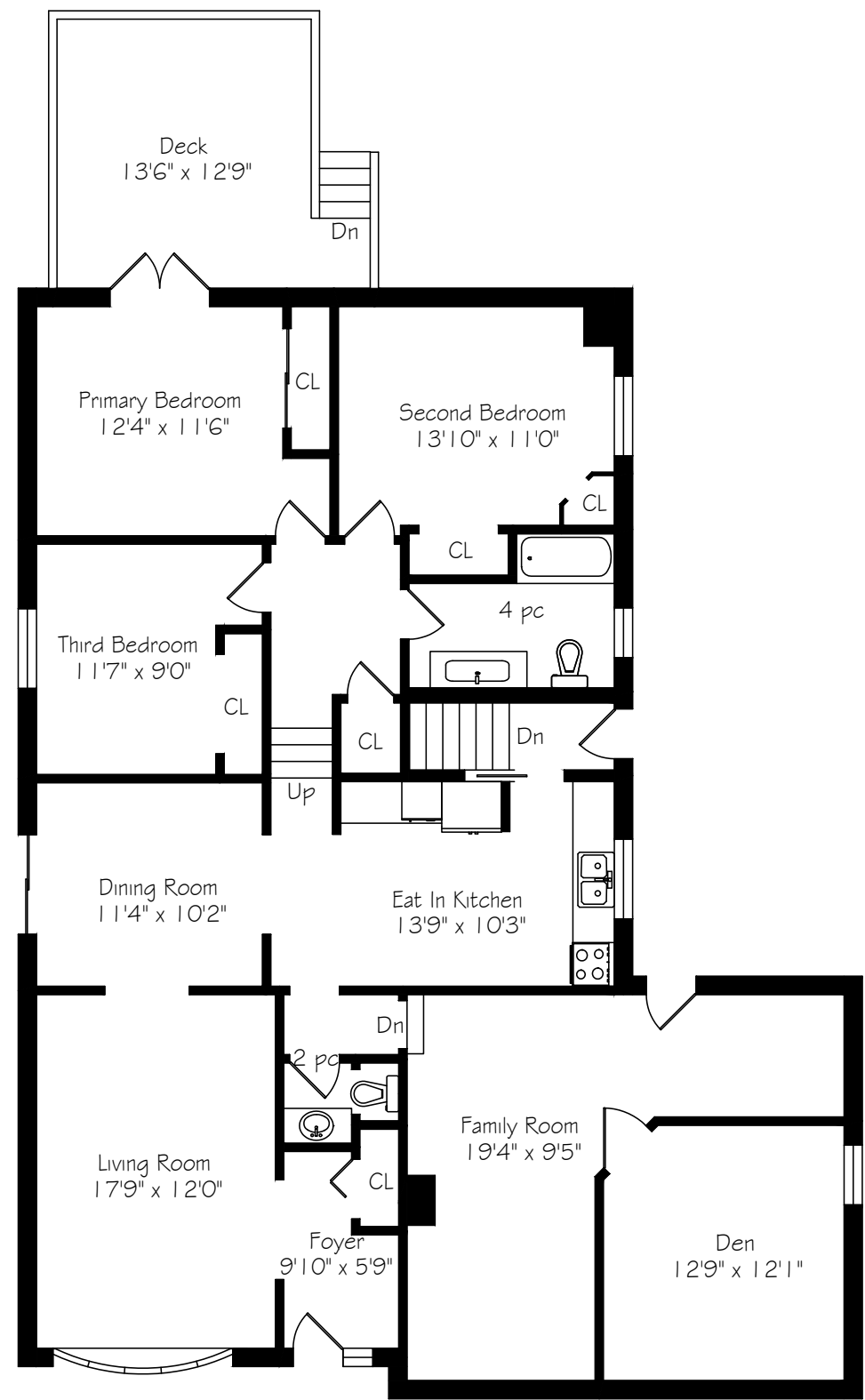


MATURE TREES & PRIVATE POND



PROPERTY WITH WALKING TRAILS

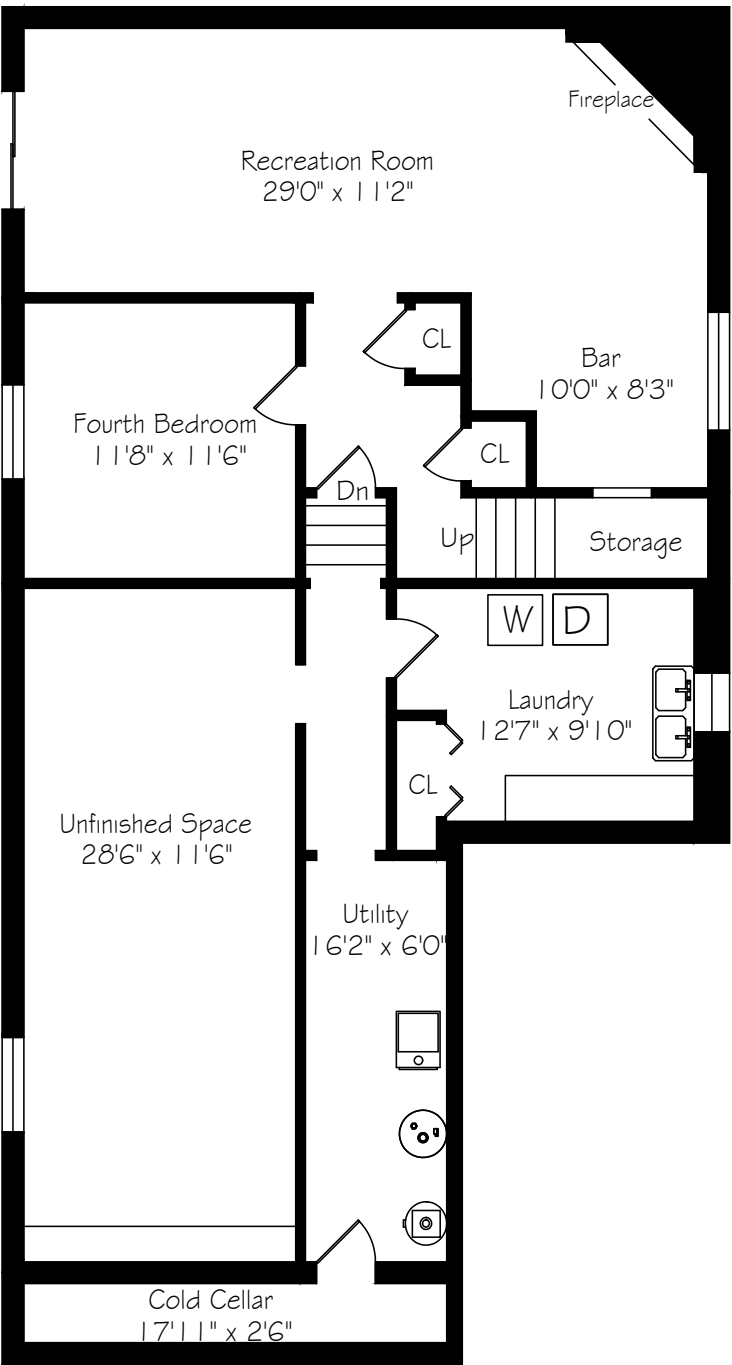
FLOOR PLAN



Main Floor
1 930 Square Feet

*Room sizes should be considered approximate since measurements are subject to certification.

FLOOR PLAN & FEATURES



Lower Level
1 520 Square Feet

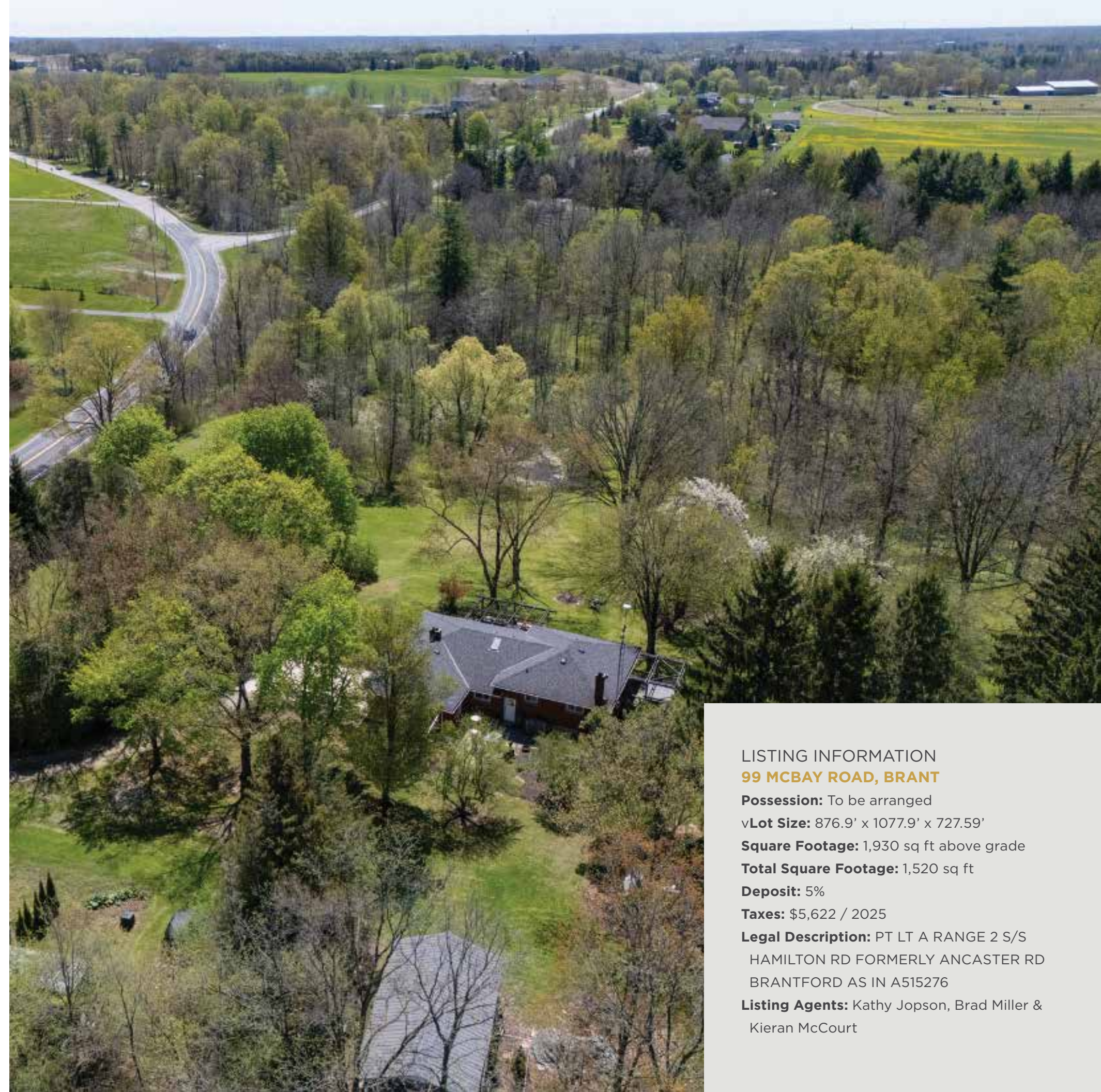
KEY FEATURES INCLUDE

- 6.49 private, wooded acres
- AG1 Zoning (Designated Rural Residential) with lower taxes
- Pre-approved lot severance for additional dwelling
- Dual entrance U-shaped driveway
- Pond, stream, and scenic natural landscaping
- Detached workshop/garage with power
- 4 bedrooms, 1.5 baths
- Hot tub off the principal bedroom
- Central vac, alarm system, doorbell cam
- Freshwater well, 2000 gallon cistern with reverse osmosis & UV filtration
- Wood-burning fireplace insert
- Forced air heating & hi-speed fibre internet
- Minutes from Hwy 403 & Ancaster amenities

RECENT UPDATES

- Roof on house and shop (2016)
- Drainage system (2015)
- Newer septic tank (2023)

The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.



99 MCBAY ROAD, BRANT

vLot Size: 876.9' x 1077.9' x 727.59'

Total Square Footage: 1,520 sq ft

Taxes: \$5,622 / 2025

Legal Description: PT LT A RANGE 2 S/S
HAMILTON RD FORMERLY ANCASTER RD
BRANTFORD AS IN A515276

Listing Agents: Kathy Jopson, Brad Miller & Kieran McCourt



905-338-2121 | [GoodaleMillerTeam.com](https://www.GoodaleMillerTeam.com)

9-209 Speers Rd, Oakville, ON L6K 0H5

Follow us on



#1 Team Globally for Century 21 for the last 5 consecutive years

#1 Team in Canada for Century 21 for 21 consecutive years