



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



99 McBay Road | Brant



EXCLUSIVE 6.49-ACRE ESTATE PROPERTY | A RARE OPPORTUNITY IN BRANT

Welcome to a truly exceptional offering — a 6.49-acre natural sanctuary that blends privacy, potential, and picturesque beauty in one of the region's most desirable estate residential corridors. This expansive property evokes the feel of a private park like setting or luxury wilderness retreat, yet remains just minutes from major amenities and highways. With coveted AG1 zoning and pre-approved severance, the possibilities here are as vast as the land itself.

Nestled among mature trees and lush surroundings, this property offers multiple paths forward — each as compelling as the last.

Multiple Exciting Options:

Enjoy it As-Is: Live comfortably in the beautifully maintained 1960s brick 4-level backsplit, offering charm with modern updates. This home is ideal for families looking to create lasting memories: children can skate on the wind-protected pond, explore wooded trails, and climb trees, while you tend a thriving garden, relax in the hot tub, or pursue hobbies in the detached 14' x 28' shop/garage. With a circular driveway featuring dual entrances and nearly 1,000 feet of frontage, everyday living here feels like a permanent getaway.

Build Your Dream Estate: Envision your custom residence set deep within the trees, surrounded by nature and serenity, where privacy abounds. The generous acreage provides the perfect canvas for designing a modern estate home that blends seamlessly into the landscape. Build your vision while enjoying the comfort of the existing home throughout the process, with the potential to keep the origin dwellings for family or income as the property is already permitted for dual dwellings/ multi generational living.

Unlock Investment Potential: With a pre-approved severance for approximately one acre, this property presents the rare opportunity to construct a second dwelling — ideal for extended family, guest accommodations, or as an income-generating investment. With zoning that allows for agricultural and home-based business use, such as a greenhouse or landscaping operation, this land is primed for both personal and professional expansion. Take advantage of lot severance for immediate return on investment.

Whether you're seeking the tranquility of nature, the foundation for your dream build, or a strategic development opportunity, this rare estate property offers it all. Discover the perfect balance of privacy and accessibility — and the extraordinary potential that lies within.



FRONT EXTERIOR



FRONT ENTRANCE



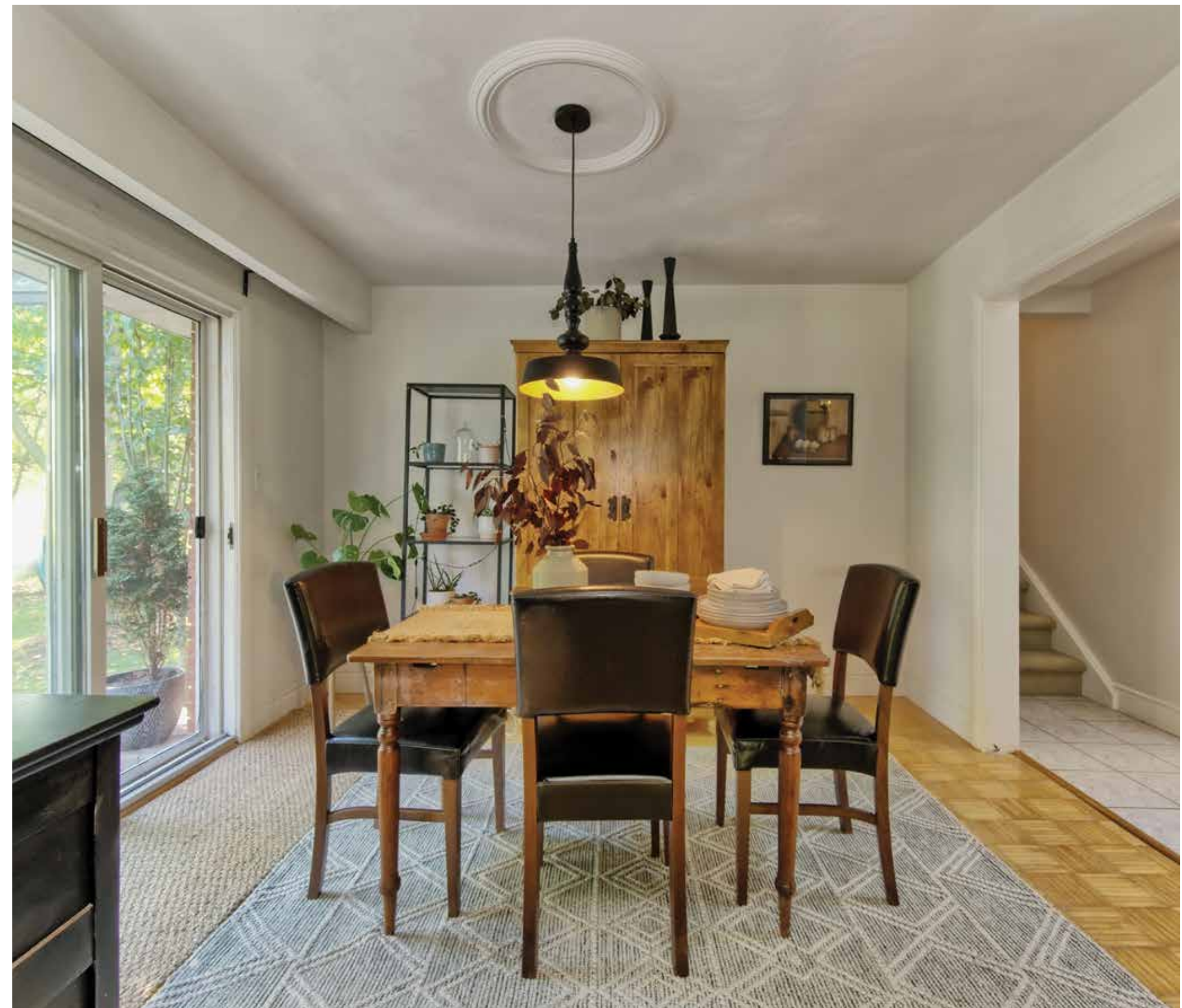
FOYER



LIVING ROOM



DINING ROOM



DINING ROOM



EAT-IN KITCHEN



KITCHEN WITH SKYLIGHT





FAMILY ROOM



DEN



PRIMARY BEDROOM



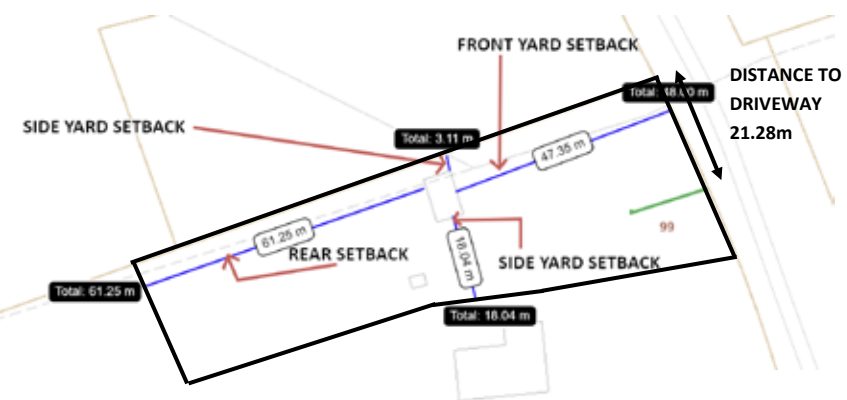
SECOND, THIRD & FOURTH BEDROOM



MAIN LEVEL
MAIN & POWDER BATHROOM

LOWER LEVEL
FAMILY ROOM





LOT SEVERANCE POTENTIAL





CUSTOM BUILD POTENTIAL



REAR EXTERIOR
DECK WITH HOT TUB

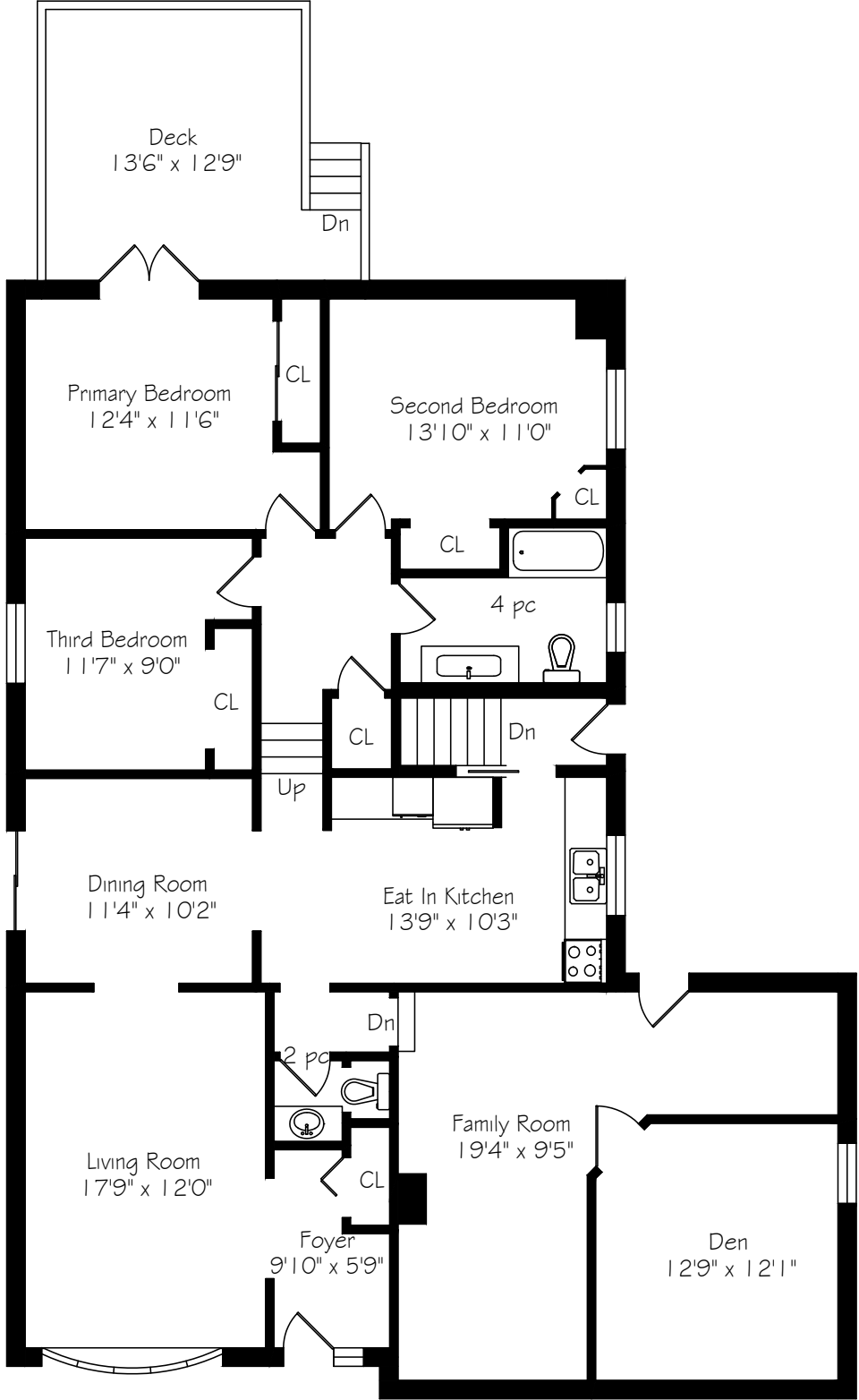


POND



PROPERTY WITH WALKING TRAILS

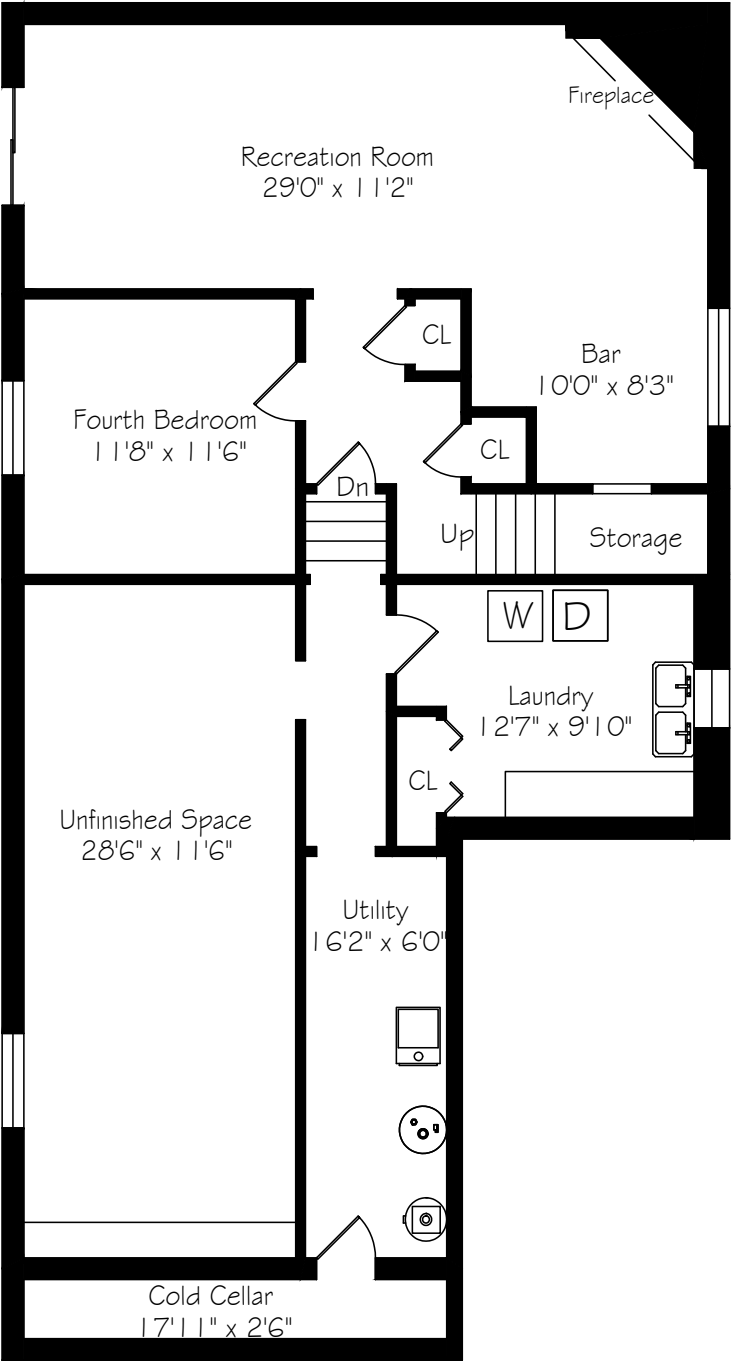
FLOOR PLAN



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

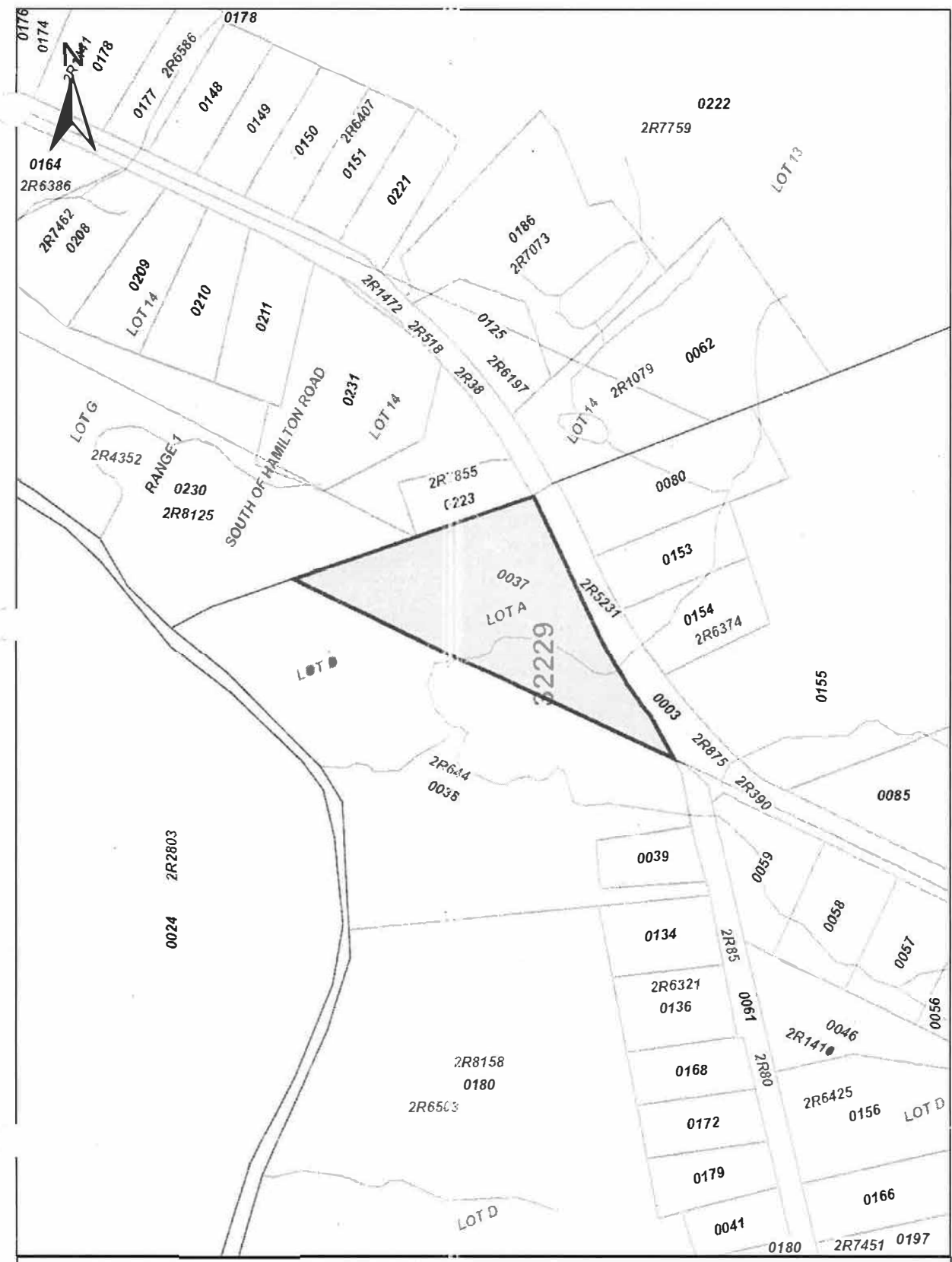
- 6.49 private, wooded acres
- AG1 Zoning (Designated Rural Residential) with lower taxes
- Pre-approved lot severance for additional dwelling
- Dual entrance U-shaped driveway
- Pond, stream, and scenic natural landscaping
- Detached workshop/garage with power
- 4 bedrooms, 1.5 baths
- Hot tub off the 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.

SURVEY



LISTING INFORMATION
99 MCBAY ROAD, BRANT

Possession: To be arranged
Lot Size: 876.9' x 1077.9' x 727.59'
Square Footage: 1,930 sq ft above grade
Total Square Footage: 1,520 sq ft
Deposit: 5%
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



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