

\$2,899,900 - 407 Mcbay Road, Brant (brantford Twp)

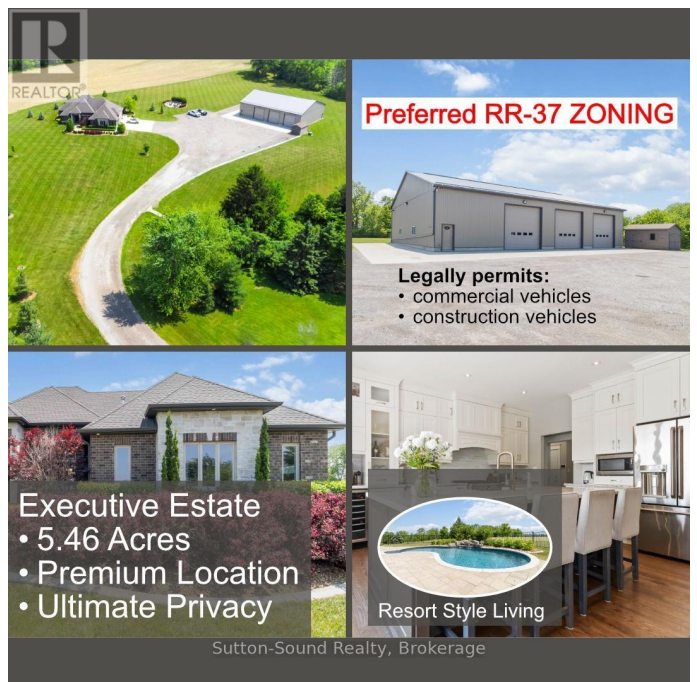
MLS® #X12239748

\$2,899,900

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Brantford Twp, Brant (brantford Twp), Ontario

Escape to your own private 5.46-acre sanctuary in Brant County, where luxury living meets unrivaled business potential. This unique property, backing onto the tranquil Fairchilds Creek, seamlessly blends a custom-built residence with an extraordinary workshop designed for the modern entrepreneur. Inside the stunning bungalow, you'll find over 4,000 sq. ft. of elegant living space. The main floor is an entertainers dream, measuring 2,218 sq. ft. and featuring an open-concept layout. A gourmet kitchen flows into the great room, highlighted by a striking tray ceiling and a cozy propane fireplace. This level hosts two primary suites, each with a private ensuite, plus a flexible den for your home office. The bright, finished lower level, illuminated by oversized windows, feels like main-floor living and offers a complete guest suite with a large rec room, bedroom, and full bathroom, plus a home gym. Outdoors, the covered patio with its plumbed-in BBQ and hot tub provides a perfect retreat. The true game-changer is the immense, heated workshop of almost 5,000 sqft. With soaring 23-foot ceilings, polished concrete floors, and large overhead doors, it's engineered for serious pursuits. This potential is unlocked by rare ER-29 zoning, legally permitting the storage of up to four commercial and four construction vehicles/equipment. The entire property is future-proofed with a robust 400-amp service and a full-property generator, ensuring you never skip a beat



Essential Information

Listing #	X12239748
Price	\$2,899,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	407 Mcbay Road
Subdivision	Brantford Twp
City	Brant (brantford Twp)
Province	Ontario
Postal Code	N3T5L4

Amenities

Features	Irregular lot size, Rolling
Parking Spaces	20
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater - Tankless, Water Heater, Water purifier, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped
Lot Description	36 x 197.6 M 5 - 9.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton-Sound Realty
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