JUST LISTED!

2 LORING CRESCENT, STONEY CREEK









3 Beds | 2 Baths | 1,193 SqFt

LISTED AT **$769,000**

Welcome to 2 Loring Cres

A fantastic opportunity in Stoney Creek! Situated in a quiet and mature neighbourhood, 2 Loring Crescent is a 3-bedroom, 4-level backsplit offering a flexible floor plan, with 1193 sq ft + an additional 1044 sq ft in the lower levels. This home sits on a 51 x 105 corner lot. With distinct areas for relaxing, entertaining, and accommodating extended family, this home offers versatility to suit a variety of lifestyles. The exterior features a welcoming covered porch, maintained gardens, wide double driveway which fits 4 cars, and attached 1.5-car garage. Main floor offers a comfortable living area with a separate dining room & generous sized eat-in kitchen that provides ample cupboards and space. The upper level is home to three well-sized bedrooms and an updated 5-piece bathroom. Additional living quarters can be found on the next level, where a large family room with a gas fireplace creates a comfortable place to unwind. A 3-piece bathroom and a walk-up providing direct backyard access add convenience and potential for accommodating extended family or visitors. Downstairs, the finished basement expands the home's functionality with a spacious recreation or media room, plus a dedicated area for laundry, mechanical equipment, and additional storage. The outdoor space is equally appealing, with an in-ground swimming pool. An extensive combination of patio and decking provides plenty of room for outdoor dining and gatherings, while a covered lounge area offers a shaded spot to relax. A separate fenced lawn provides additional space for kids and pets to play, creating a backyard that can be enjoyed by the whole family. Close to local schools, green spaces, retail amenities, dining options, transit, and major highways, this property offers a practical location alongside a versatile interior and an outdoor setting made for entertaining. A great option for buyers seeking a home with multiple living areas, adaptable space, and plenty of room to enjoy both indoors and out.

Property Client Full - Private

2 LORING Crescent, Stoney Creek, Ontario, L8E 3X3 **Listing ID: 40873546**
Incomplete / Residential Price: **$769,000.00**



Hamilton/51 - Stoney Creek/512 - Guernsey/Westmeria/Industrial

Backsplit/House

Beds (AG+BG):	**3 (3 + 0)**
Baths (F+H):	**2 (2 + 0)**
Dens:	**0**
SF Fin Total:	**2,237**
AG Fin SF Range:	**1001 to 1500**
AG Fin SF:	**1,193/Plans**
BG Fin SF:	**1,044/Plans**
DOM:	
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$5,208.00/2026**

Buyer Agency Compensation Remarks: 2% + HST

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**PCL 240-1, SEC M205 ; LT 240, PL M205 ; STONEY CREEK CITY OF HAMILTON**		
Zoning:	**R2**	Survey:	**None/**
Assess Val/Year:	**$389,000/2023**	Hold Over Days:	**90**
PIN:	**173430168**	PIN 2:	
ROLL:	**251800325562850**	Occupant Type:	**Owner**
Possession/Date:	**30 - 59 Days/**	Deposit:	**40000**

Exterior

Exterior Feat:	Patio(s), Porch, Porch-Enclosed, Private Yard				
Construct. Material:	Solid Brick, Vinyl Siding			**Roof:**	Asphalt Shingle
Shingles Replaced:		**Foundation:**	Poured Concrete	**Prop Attached:**	Detached
Year/Desc/Source:	1979//Appraiser			**Apx Age:**	31-50 Years
Property Access:	Municipal Road			Rd Acc Fee:	
Other Structures:	Fence - Full, Shed			Winterized:	
Pool Features:	Inground				
Garage & Parking:	Attached Garage//Front Yard Parking, Private Drive Double Wide/Asphalt Driveway, Built-In Garage				
Parking Spaces:	7	**Driveway Spaces:**	6.0	**Garage Spaces:**	1.5
Parking Level/Unit:		**Parking Assigned:**		**Licen Dwelling:**	No
Water Source:	Municipal	**Water Tmnt:**		**Sewer:**	Sewer (Municipal)
Lot Size Area/Units:	0.174/Acres	**Acres Range:**	< 0.5	**Acres Rent:**	
Lot Front (Ft):	51.20	**Lot Depth (Ft):**	105.16	**Lot Shape:**	Rectangular
Location:	Urban	**Lot Irregularities:**	93.84 ft x 5.23 ft x 5.23 ft x 5.23 ft x 5.23 ft x	**Land Lse Fee:**	
Area Influences:	Downtown, Park, Playground Nearby, Public Transit				
View:				**Retire Com:**	No
Topography:				**Fronting On:**	South

Interior

Interior Feat:	Auto Garage Door Remote(s), Central Vacuum Roughed-in, Water Meter
Security Feat:	**Smoke Detector(s)**
Basement:	Full Basement **Basement Fin:** Fully Finished
Basement Feat:	Separate Entrance, Walk-Up
Laundry Feat:	In Basement
Cooling:	Central Air
Heating:	Forced Air, Gas
Fireplace:	1 **FP Stove Op:** No
Under Contract:	None
Inclusions:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer
Add Inclusions:	All electrical light fixtures, All window coverings, Built-in speakers & projection screen in basement ("as is"), All pool equipment (pump 2022, Filter 2023 & (heater is "as is"), pool cover, built in gazebo, lawnmower, trimmer, TV in garage, TV in basement, Hot Water Tank

Public Remarks

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