



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Nestled in a quiet cul-de-sac, 16 Alder Court offers a serene retreat in a prime location with south-western exposure. This charming two-story detached home features four spacious bedrooms and three well-appointed bathrooms, including a luxurious five-piece on the upper level, a three-piece on the main floor, and another three-piece in the finished basement. The main floor boasts a welcoming living and dining area, a functional kitchen, and a cozy family room with a gas fireplace, perfect for gatherings.

The finished basement adds incredible versatility, with two additional rooms, one featuring a wet bar and the other with its own three-piece bathroom. A furnace room and cold cellar provide extra storage and utility space. Conveniently, the basement and main floor offer direct access to the two-car garage.

The exterior showcases a brick and aluminum siding finish and a separate side entrance. The large backyard backs onto a ravine, offering a private and peaceful atmosphere with potential lake views on clear days. Outdoor spaces include a spacious deck and a balcony above, ideal for enjoying the picturesque surroundings.

Inside, the home features large windows that flood the space with natural light. Modern amenities include forced air heating, central air conditioning, and essential appliances. Practical touches like main-floor laundry and garage access enhance everyday living in this family-friendly property.

Whether relaxing on the deck or entertaining in the family room, 16 Alder Court is a perfect blend of comfort, convenience, and natural beauty.

Property Details

ADDRESS: 16 Alder Crt, Stoney Creek, ON, L8G4K5

TYPE: Single-family detached

LEGAL DESCRIPTION: PCL 13-1, SEC M278; LT 13, PL M278, S/T LT98566; S/T LT92881 STONEY CREEK CITY OF HAMILTON

SQ. FT:	2,469 (MPAC)
BEDROOMS:	4 on the upper floor
BATHS:	3; 1-5 pieces on upper floor; 1-3 pieces on main floor; 1-3 pieces on basement
LAUNDRY:	Main floor
BASEMENT:	Fully Finished
AGE:	44 y.o. (1980)
ELECTRICAL:	Electrical panel 200 amps
ROOF:	Asphalt shingles
FOUNDATION:	Powered Concrete
FLOORS:	Carpet, tiles, vinyl and parquet
CEILINGS:	Plaster
WINDOWS:	Wood frame and vinyl structure
EXTERIOR:	Brick, aluminum siding
INTERIOR:	Drywall
PARKING:	Double-wide car driveway
GARAGE	Double car attached garage
LOT SIZE:	50.5x 189.35 ft

ZONING:	R2
TAXES:	\$6,506.44
ROLL #:	251800331055439
PIN #:	173520049
HIGH SPEED INTERNET:	Available
HEATING:	Forced air
COOLING:	Central AC
COSTS:	Gas \$85/monthly average; Hydro + Water \$90/monthly average
RENTALS:	None
WATER/WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Levelled terrain backing on a ravine with mature trees and landscaped.
INCLUSIONS:	Fridge, Stove, Microwave, Dishwasher
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5%
SUGGESTED CLOSING:	15-30 days

Visit Website:

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- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour