

PROUDLY PRESENTED BY

**Oulahen** TEAM  
REALTY INC. BROKERAGE



# 115 GORE VALE AVE

STEP INTO YOUR  
*DREAM HOME* IN THE  
HEART OF TRINITY-  
BELLWOODS

Fantastic 4 bed, 4 bath, 2.5 storey family home facing Trinity Bellwoods! Main floor boasts a spacious living room with Rumford style wood fireplace, dining room that flows into the modern kitchen with breakfast bar and private powder room. Unwind on the front porch, which has large glass windows for the cooler months. Look over the park from the primary bedroom, which has a 4-piece ensuite bathroom and 2 double closets. 4 bedrooms and 3 baths in total above grade. Fully finished basement with 2nd kitchen, bedroom, and walk out for separate entrance. Private backyard with deck perfect for relaxing with natural gas BBQ hook up. Don't miss out on this spectacular Queen West home located just steps to everything!



## DETAILS

**LISTING PRICE:** \$1,980,000

**TAXES (2024):** \$7,725.12

**BEDROOMS:** 4+1

**WASHROOMS:** 4 (2x4PC, 1x3PC, 1x2PC)

## INCLUSIONS

- All Stainless Steel Fridge, Cooktop, Range Hood, and Dishwasher
- Washer & Dryer
- All Electrical Light Fixtures
- All Window Coverings
- Basement Fridge, Stove, and Range Hood
- Shed & Shingled Wood Storage Cabinet in Backyard

## NOTABLE UPGRADES

- Roof - 2021
- Tuckpointing - 2021
- Fireplace - 2024

















PRIMARY BEDROOM



ENSUITE 4PC BATHROOM





2ND BEDROOM



3RD BEDROOM





4TH BEDROOM

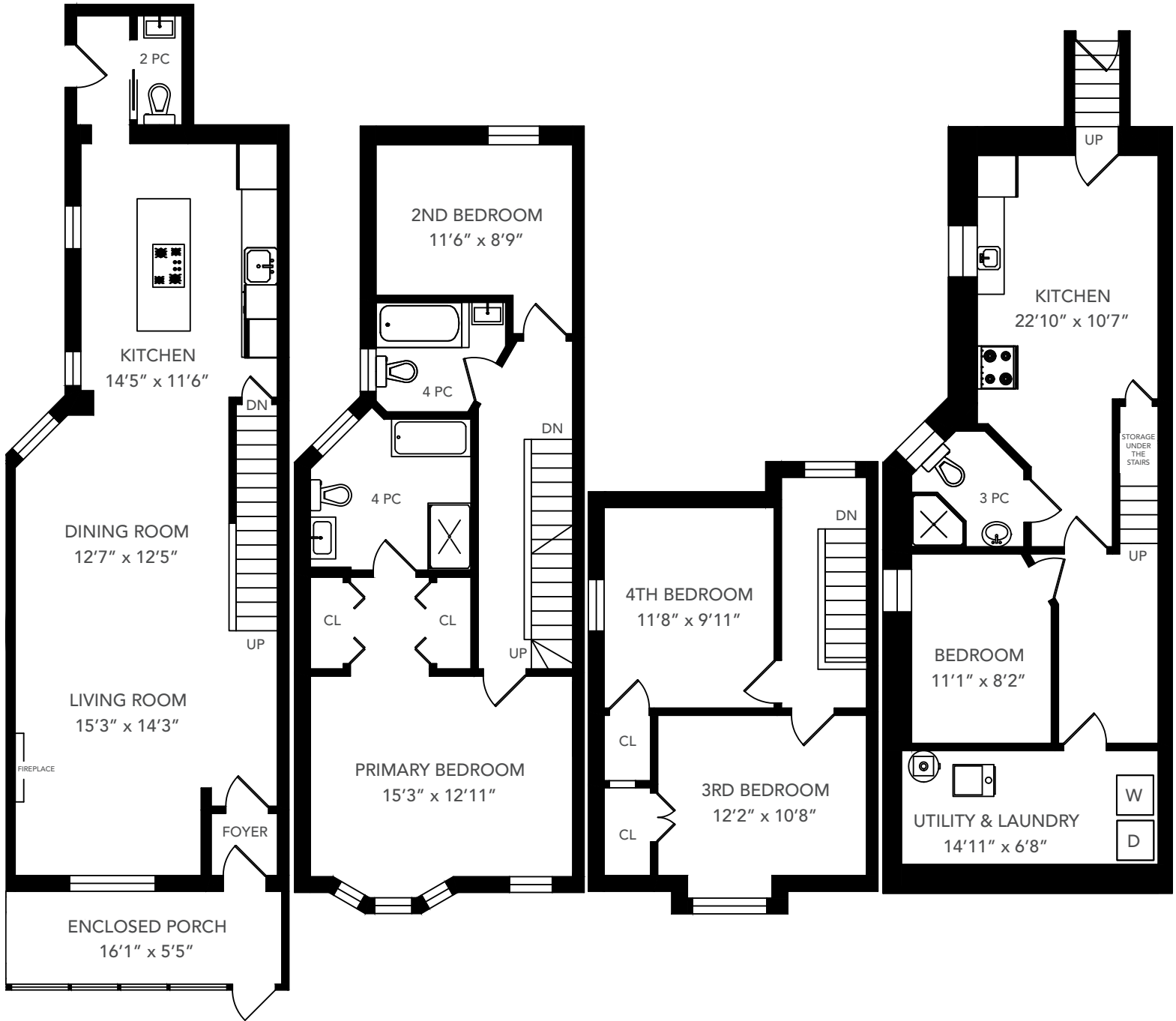


MAIN 4PC BATHROOM





# FLOOR PLAN



Main Floor    Second Floor    Third Floor    Lower Floor













## PUBLIC SCHOOLS

- Charles G Fraser Junior Public School (JK-GR. 06)
- Alexander Muir/Gladstone Ave Junior and Senior Public School (JK-GR. 08)
- Parkdale Collegiate Institute (GR. 09-12)

## CATHOLIC SCHOOLS

- St. Francis of Assisi Catholic School (JK-GR. 08)
- St. Mary Catholic Academy (GR. 09-12)

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