

# \$1,029,888 - 13 Gore Street, Toronto (trinity-Bellwoods)

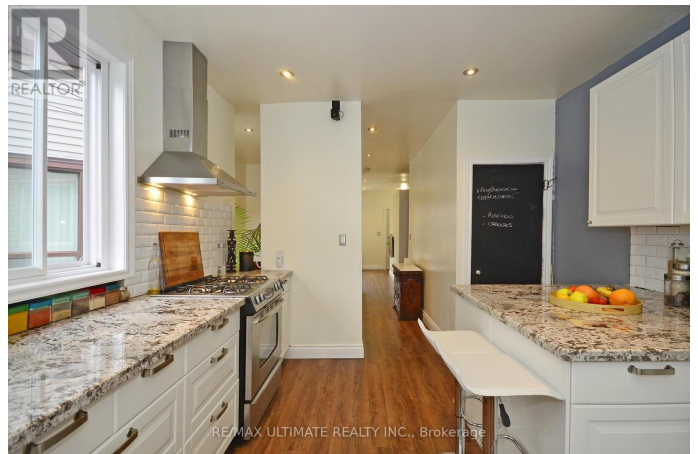
MLS® #C12449801

**\$1,029,888**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Trinity-Bellwoods, Toronto (trinity-Bellwoods),  
Ontario

**\*Simply Charming & Priceless\*--Exceptional, Highly Sought-After Little Italy Locale W/96% Walkscore In 92% Riders Paradise! At The Cusp Of Downtown, Ideal For Singles Or Young Investors/Families Who Enjoy A Communal Living Environment With A Focus On: Fitness Activities Like Yoga/Pilates, Arts, Concerts, Film Festivals, & Are Passionate For Fashion, Music, & Cultural Exploration. Newly Upgraded/Renovated 3+1, 2-Unit Abode W/CN Tower View On A Dead End, Secluded St Invites You To Come Live A Lifestyle That Values Creativity, Self-Expression, & Conscious Living! Live Comfortably & Stress Free! Enjoy Countless College/Spadina Amenities! Daily Errands Are A Breeze! Walk/Bike To: UofT, Kensington Market, China Town, Rogers Ctr, Sankofa Square, & The Lake! Proud Owner For 13.5 Yrs Is Giving You An Amazing Opportunity To Live In/Rent, Rent All, Or Just Move In! Use It How You Prefer - Currently Being Used As 2 Units: Whole House-(2nd/Main Flr-A 3-Bed Apt With 2 Baths) & Open Concept Basement Apt Which Was Rented Separately-Currently Vacant! Main House M2M Tenants Willing 2 Stay! Good Rent! Ask For Financials! Dont Want To Move In? Just Re-Rent The Basement @ Previous \$1,800/m Rate & Get A Unique 4.98% Cap Rate Compared To The Area Range: 3.75% to 4.25%! Dont Let This Gr8 Investment Slip By! Open Concept Stunning/Relaxing Main Flr W/Powder Rm, Huge Stunning/Modern**



Kitchen W/Granite Counters, 2 Walkouts To 2  
Large Covered Decks (Front/Back), & Own  
Private Parking Spot! 2nd Flr Trendy/Intimate  
Walkout To Open Balcony W/CN Tower View!  
Just Spent Thousands On: Newer Foundation  
Parging, Newer Front Soffits, Newer Metal  
Front Siding, Newer Roof Around Back Deck,  
Walkways/Steps/Walls Parged/Painted, &  
Front Brick Tuckpointed, etc. Near  
Parks/Schools, Vegetable and Butterfly  
Garden! \*Wow-Gross Income: Almost  
\$44K/year! Well Maint-Turn Key-Buy/Enjoy  
Monthly Cash! Attractive Investment 4 Buyers  
Looking 4 Stable/Low Risk Locale W/Stronger  
Expected Future Price Appreciation! (id:6289)

### Essential Information

Listing #	C12449801
Price	\$1,029,888
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	13 Gore Street
Subdivision	Trinity-Bellwoods
City	Toronto (trinity-Bellwoods)
Province	Ontario
Postal Code	M6J2C5

### Amenities

Amenities	Park, Public Transit, Hospital
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Lane, In-Law Suite
Parking Spaces	1
Parking	No Garage

## Interior

Appliances	Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

## Exterior

Exterior	Brick, Vinyl siding
Lot Description	16.4 x 71 FT
Foundation	Unknown

## Listing Details

Listing Office RE/MAX ULTIMATE REALTY INC.



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Listing information last updated on October 11th, 2025 at 3:16pm PDT