



Gordons Real Estate Brokerage 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.

Gordons Real Estate Brokerage 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, Gordons Real Estate Brokerage offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Located in Belleville's desirable west end near Centennial High School and the new YMCA, this well-maintained two-storey brick and vinyl-sided home has been lovingly cared for by the same owners for 38 years and offers value on a large, mature lot in an established neighbourhood. The home offers approximately 1,530 sq. ft., plus a partially finished basement and features 4 bedrooms with ceiling fans, 1.5 bathrooms, a detached garage, a covered carport breezeway and an in-ground pool.

Inside, the home retains a warm, traditional layout with generous principal rooms, hardwood floors, large windows, and a practical, family-oriented floor plan. The main level offers bright living spaces with excellent natural light, while the second level provides four bedrooms ideal for growing families. The basement offers additional finished living space along with substantial utility and storage areas. Over the years, the property has benefited from numerous important improvements and upgrades.

Major updates include installation of a Carrier heat pump and Carrier gas furnace in March 2024, Leaf Guard gutter protection added in November 2024, a sloped metal roof added over the garage and carport along with siding improvements in 2021, replacement of the pool liner and coping in 2018, replacement basement windows and front storm door in 2015, replacement roof shingles in 2011, upgraded attic insulation to R50 in 2009, both bathrooms updated in 2005, a completely renovated kitchen in 2001 and replacement of all first and second floor windows in 1999.

The spacious rear yard is ideal for entertaining, gardening, and family enjoyment, highlighted by the in-ground pool with plenty of room to play and enjoy.

Conveniently located close to schools, parks, shopping and services, this is a solid family home offering space, updates and long-term ownership pride in a highly desirable Belleville neighbourhood.

The home will require cosmetic updating to personal tastes.

## Visit Website:

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

# Property Details

**ADDRESS:** 190 Wright Avenue, Belleville ON, K8P 4E8

**TYPE:** Freehold Single Family Detached

**LEGAL DESCRIPTION:** LT 47 PL 982 SIDNEY; BELLEVILLE;  
**COUNTY OF HASTINGS**

SQ. FT:	Approximately 1,530 sq. ft. above grade, plus 765 sq ft basement area (MPAC)
BEDROOMS:	4 Bedrooms, upstairs
BATHS:	1 Full Bath with jetted tub/shower combo on second floor, 1/2 Bath at the landing on the main level
LAUNDRY:	Basement, finished laundry area
BASEMENT:	Full basement with partially finished area, finished laundry room, cold storage room and additional storage/utilities, sump pump
AGE:	60 Years old, 1966 (MPAC)
ELECTRICAL:	100 Amp fuse panel
ROOF:	Main roof shingles replaced 2011; sloped metal roof added over garage/carport in 2021
FOUNDATION:	Concrete block
FLOORS:	Hardwood, carpet, tile
CEILINGS:	Drywall, plaster
WINDOWS:	Vinyl, all first and second floor windows replaced in 1999; basement windows replaced in 2015
EXTERIOR:	Brick, vinyl siding
INTERIOR:	Drywall, stucco, panelling with ceiling tiles in basement
PARKING:	Private paved driveway with detached garage and covered carport parking. Parking for 4 vehicles, plus carport and garage.
GARAGE:	Detached single garage with attached covered breezeway/carport, no EDGO

LOT SIZE:	Approximately 70 ft. x 140 ft. (MPAC)
ZONING:	R1 – Residential Type 1
TAXES:	\$4,288.59 (2025)
ROLL #:	120806019014700
PIN #:	404620125
HIGH SPEED INTERNET:	Cogeco service available
INSULATION:	Attic insulation upgraded to R50 in 2009
HEATING:	Forced air natural gas with Carrier gas furnace and Carrier heat pump installed March 2024
COOLING:	Central air / heat pump system
COSTS:	Gas approximately \$543.01/year (2025), Hydro approximately \$1,993.75/year (2025), Water/Sewer approximately \$1,984.22/year including spring pool fill
POOL:	Outdoor in-ground pool with liner and coping replaced in 2018. 16' x 32' ft with 3' sloping to 7' deep end and diving board. Home-made rooftop water heating system.
RENTALS:	Hot water tank (Reliance, replaced 2021 cost \$86.84 per quarter)
WATER:	Municipal
WASTE:	Municipal sewer
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Large mature residential lot with landscaped gardens
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, basement freezer, satellite dish, pool equipment, clothesline
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	45 Days

