



FOR SALE

DETACHED

MLS# C13534956

203 Goddard Street, Toronto, ON M3H 5E7

Bathurst Manor, Toronto · M3H 5E7

C\$ 1

5	4	1,750	9	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

One of the largest bungalows in this vibrant and highly coveted neighbourhood! Situated on two generously sized lots at 201 & 203 Goddard St, this exceptional property offers a combined lot frontage of approximately 86.5' x 110'. The lots have already been severed and approved for the construction of two detached homes, with architectural drawings available to the new owner-presenting an outstanding opportunity for builders, investors, or end users. Fully renovated from top to bottom, the existing residence seamlessly blends contemporary style with functional, spacious living. The home features three distinct living spaces, making it ideally suited for a large family, multi-generational living, or an investor seeking excellent income potential. The main level offers three spacious bedrooms and two full bathrooms, complemented by beautifully updated finishes throughout. The lower level features two separate full walk-up apartments, each complete with its own kitchen and ensuite bathroom, providing privacy and flexibility for extended family members or tenants. With its substantial lot size, versatile layout, extensive renovations, and already-approved development potential, this is a rare opportunity in a highly sought-after neighbourhood. Whether you're looking to live, invest, generate rental income, or build two new detached homes, this property offers exceptional possibilities.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Walk-Up
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	9 spaces
ANNUAL TAX	\$8,017,954
POSTAL CODE	M3H 5E7
NEIGHBOURHOOD	Bathurst Manor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
—	—	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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