



FOR SALE

DETACHED

MLS# C13606540

193 Codsell Avenue, Toronto, ON M3H 3W5

Bathurst Manor, Toronto · M3H 3W5

C\$ 2,398,000

6	4	4,250	12	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to one of the most unique and exceptional estate in North York, unlike any other property. A private resort like setting housing a custom built home with timeless and classic design. Offering over 4,000 SF above-ground living space on a premium, oversized, south-facing lot. This custom-built home blends timeless, classic craftsmanship with unbeatable location advantages, sitting just steps away from Yorkdale Mall, Downsview Park, public transit, 3 minutes drive to one of Top ranking school William Lyon Mackenzie Collegiate Institute, and Highway 401. Beyond the durable, high-end metal roofing, the interior radiates quality with soaring 9-foot smooth ceilings, bright pot lights, rich hardwood and granite floors, solid wood doors and trims, and multiple skylights that flood the space with natural light. The main floor is a masterpiece, where each room showcases its own distinct Parisian crown moulding, while main-floor windows are subtly fortified with theft-protection security film for peace of mind. Downstairs, a fully finished basement with 2 Bedrooms and a kitchen expands your living options, complemented by practical features like central vacuum, high-efficiency HVAC, monitored security, and gated garage access with a safety gate. Step outside into your backyard oasis, complete with a massive driveway, and a stunning, heated saltwater inground pool with a brand-new liner, furnace and pool-cabana The ultimate setting for luxurious living and effortless entertaining.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	12 spaces
ANNUAL TAX	\$11,674
POSTAL CODE	M3H 3W5
NEIGHBOURHOOD	Bathurst Manor

ROOM BREAKDOWN

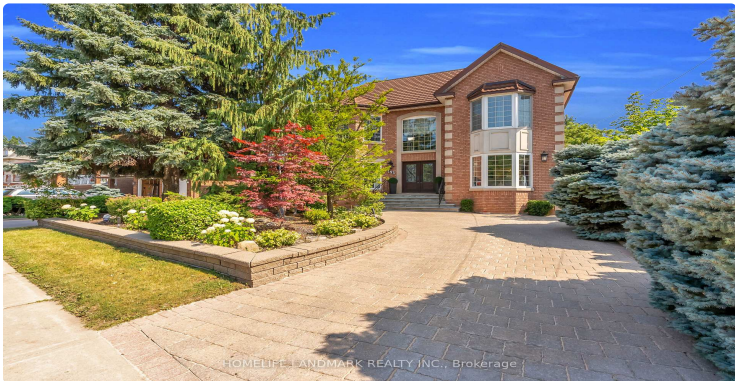
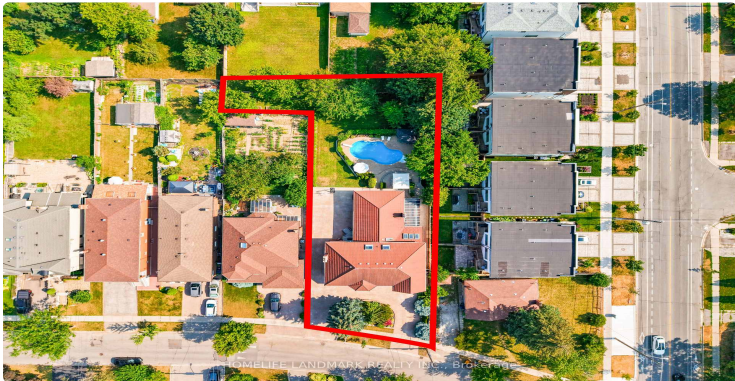
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Crown Moulding, Window

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HOMELIFE LANDMARK REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	—	Hardwood Floor, Crown Moulding, Window
Kitchen	Ground	—	Granite Counters, Ceramic Floor, Breakfast Area
Family Room	Ground	—	Hardwood Floor, Fireplace, W/O To Terrace
Den	Ground	—	Ceramic Floor, Window, W/O To Sunroom
Sunroom	Ground	—	Skylight, Ceramic Floor
Primary Bedroom	Second	—	6 Pc Ensuite, Walk-In Closet(s), Window
Bedroom 2	Second	—	Hardwood Floor, Window
Bedroom 3	Second	—	Hardwood Floor, Window
Bedroom 4	Second	—	Hardwood Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE LANDMARK REALTY INC.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.