



FOR SALE

DETACHED

MLS# C14126950

111 Codsell Avenue, Toronto, ON M3H 3W2

Bathurst Manor, Toronto · M3H 3W2

C\$ 2,688,000

6	6	—	7	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

At 111 Codsell Avenue, nearly 7,000 square feet of custom living space welcomes big family dinners, overnight guests who stay a little longer and generations with room to call their own. A soaring 17 ft foyer sets the proportions, opening to generous principal rooms with 10 ft ceilings and glass railings. A double-sided fireplace connects the living and dining spaces, where a bottle from the walk-in wine and spirits display might turn dinner into an all-evening affair. The kitchen is built around an expansive island, with integrated Miele and Bertazzoni appliances, custom cabinetry and a butler's pantry keeping everything close at hand. An adjoining family room with its own fireplace and balcony invites a slower pace, while a separate office offers space to close the door and concentrate. Upstairs, four bedrooms each have a private ensuite and walk-in closet. The primary suite gives everyday rituals the attention they deserve: a generous dressing space, a deep soaking tub, heated flooring and a steam shower. A private elevator connects all four levels directly from the grade-level garage, making the home welcoming to visiting family and adaptable as needs change. Downstairs, 12 ft ceilings and direct garden access create a bright lower level with heated floors, two above-grade bedrooms, a full kitchen, a second laundry room and a fireside family room. Parents, returning children and guests can settle in with space and independence of their own. The fully fenced, pool-sized yard extends the possibilities across a substantial 50 x 150 ft lot. Integrated smart home technology brings ease to daily life, while a double garage and widened driveway accommodate a household with company. Beautifully presented and thoughtfully equipped, 111 Codsell Avenue offers something enduring: a home you can make plans around. An extensive feature list is available for those who appreciate the details.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Place Of Worship
- ✓ School
- ✓ Park
- ✓ Library

PROPERTY DETAILS

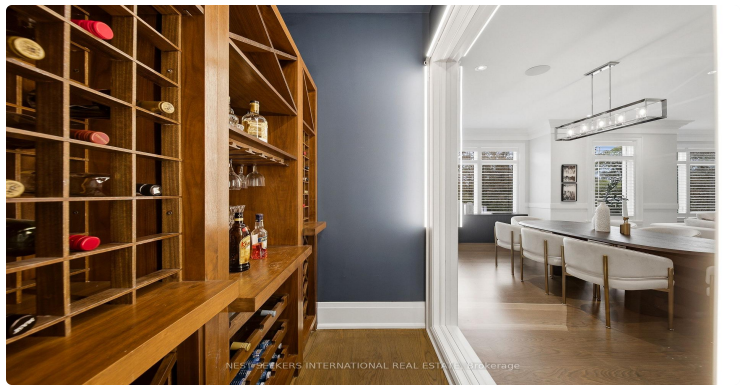
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	South
AGE	6-15 years
AREA RANGE	5000 + sqft
PARKING	7 spaces
ANNUAL TAX	\$17,653
POSTAL CODE	M3H 3W2
NEIGHBOURHOOD	Bathurst Manor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	2 Way Fireplace
Living Room	Main	—	2 Way Fireplace, Hardwood Floor, Open Concept
Dining Room	Main	—	Hardwood Floor, Open Concept, California Shutters
Office	Main	—	Wainscoting, Hardwood Floor, Pot Lights
Bathroom	Main	—	2 Pc Bath, Tile Floor, California Shutters
Family Room	Main	—	Fireplace, W/O To Balcony, Large Window
Kitchen	Main	—	Centre Island, Open Concept, B/I Appliances
Pantry	Main	—	B/I Fridge, Bar Sink, Quartz Counter
Breakfast	Main	—	California Shutters, Open Concept, W/O To Balcony
Primary Bedroom	Second	—	7 Pc Ensuite, Walk-In Closet(s), Crown Moulding
Bedroom 2	Second	—	4 Pc Ensuite, Walk-In Closet(s), Crown Moulding
Bedroom 3	Second	—	3 Pc Ensuite, Walk-In Closet(s), Crown Moulding
Bedroom 4	Second	—	3 Pc Ensuite, Walk-In Closet(s), Juliette Balcony
Laundry	Main	—	Laundry Sink
Living Room	Lower	—	Fireplace, Porcelain Floor, Heated Floor
Kitchen	Lower	—	Centre Island, Stainless Steel Appl, Open Concept
Bedroom 5	Lower	—	Above Grade Window, Porcelain Floor, Heated Floor
Bedroom	Lower	—	Above Grade Window, Porcelain Floor, Heated Floor
Laundry	Lower	—	Laundry Sink
Utility Room	Lower	—	—
Cold Room/Cantina	Lower	—	—
Bathroom	Lower	—	4 Pc Bath

GALLERY





Pavel Shaganenko

NEST SEEKERS INTERNATIONAL REAL ESTATE

Email: pshaganenko@gmail.com

Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.