



*Presenting
12 Chilton Rd*



Elevated Craftsmanship Home

Crafted with exceptional attention to detail, this beautifully rebuilt 3-bed, 3-bath, detached home offers timeless quality & thoughtful design. Fully reimaged with a substantial addition & 2nd-storey expansion, this home showcases superior craftsmanship.

The front entry opens to a warm & inviting living room featuring upgraded windows, coffered ceilings, gas fireplace & pot lights & seamlessly connects to an elegant dining room. Rich finishes include solid $\frac{3}{4}$ " oak hardwood floors, an oak staircase, solid wood 6" baseboards & custom wood trim throughout, while a skylight & windows on all sides of the home flood the home with natural light.

The kitchen is both stylish & functional, with granite counters, a centre island & solid wood Arts & Crafts cabinetry. The main floor family room walks out to a professionally landscaped yard with a stone patio, perennial gardens, privacy fencing, a powered shed & pathway lighting with auto sensors—ideal for outdoor living & entertaining.

Upstairs, the primary bedroom features a walk-in closet & a renovated 4-pc ensuite with heated floors. 2 additional oversized bedrooms with double closets are serviced by a well-appointed 3-piece bath with a custom glass shower. The lower level offers versatility with a large rec room, office area, storage/exercise room & a recently renovated 4-pc bath. An updated laundry room with sink & ample storage, along with a convenient side entrance, adds further functionality.

Extensively upgraded beyond the cosmetic, this home features modernized infrastructure incl copper wiring, CAT5e & cable hardwiring, new PVC sewer lines, upgraded $\frac{3}{4}$ " copper water service & pipes, ductless AC, sleek modern radiators, upgraded windows, sound-insulated walls between bedrooms & enhanced insulation.

Situated on a quiet street in East York, just steps to William Burgess Elementary School & the East York Community Rec Centre, this is a rare opportunity to own a turnkey home where quality meets everyday comfort.



Property Details & Overview:

- Property Tax 2025: \$6,688.75
- 24.87 Ft X 112 Ft Lot Size
- Mutual Drive with Deeded Front Pad Parking
- 1,546 Sq Ft Above Grade (as per MPAC)
- 8'8" Ft Ceiling on Main, 8' Ft Ceiling on Second & 6'3" Ft Ceiling in the Basement (Approx.)
- 3 Bedrooms, 3 Full Bathrooms
- 1 Gas Fireplace in Living Room
- Coffered Ceiling in the Living & Dining Room
- Open Concept Kitchen & Family Room with Custom Soft-Close Cabinetry, Centre Island, Granite Countertops & Glass Sliding Door with a Walk-out to the Backyard
- Skylight Above the Solid Oak Wood Staircase with Architectural Lighting & 17'11" Ft Ceiling Height
- Primary Bedroom Features 11'5" Vaulted Ceiling, Walk-in Closet & 4 Pc Renovated Ensuite Bathroom with Heated Floors
- 2nd & 3rd Bedrooms Both have Double Closets
- Basement Features Dedicated Laundry Room with Sink & Cabinetry, Recreation Area, Renovated 4 Pc Bathroom & Plenty of Storage
- Professionally Landscaped Yard with a Stone Patio, Perennial Gardens, Privacy Fencing, Grass Area, a Powered Shed & Pathway Lighting with Auto Sensors

Upgrades Include:

- Upgraded Flooring in Basement Storage Room (2025)
- Installed Hot Water Tank (2024)
- Basement Laundry Renovated including updating Electrical & Plumbing (2024)
- Basement Bathroom Renovated Including Updating the Shower, Tub & Ventilation to Exterior (2024)
- Replaced Sewer Pipes to PVC Under Basement Slab (2024)
- Installed Insulated Nordik Side Door with Weiser Combination Lock (2024)
- Upgraded Roof Ventilation (2023)
- Professionally Designed & Landscaped Backyard & Added Privacy Fence (2018)
- Primary Ensuite Bathroom Renovated, Includes: Soaker Tub, Vanity & Electric Heated Floors with Programmable Thermostat (2015)
- Added Electrical Power to Backyard Shed & Garden Lighting for Pathways with Photo-Sensor for Automatic On & Off (2010)
- All Windows Have Been Upgraded
- 100 Amp Electrical Service with Upgraded Circuit Breaker Panel & All Copper Wiring
- Ductless AC (Approx 15 Years Old)

Public & Catholic School Catchment Area: William Burgess Elementary (JK - 5), Westwood Middle (6 - 8)
East York Collegiate (9-12), Holy Cross Catholic (JK-8) St Patrick Catholic Secondary (9-12)



Upgrades & Renovations Done in 2005 & 2006

- 2nd Storey Expansion & Addition
- Increased Floor Joist Structure to Accommodate Addition
- Upgraded Electrical Wiring to Copper Throughout (Removed All Knob & Tube)
- Installed New Roof Structure with 30 Year Shingles
- Upgraded Roof Insulation with Blown-in Insulation
- Installed Colman Boiler for Hydronic Heating System
- Upgraded Water Service Pipes to 3/4" Copper (For Better Water Pressure)
- Installed Double-Glazed Insulated Windows with Muntins that Simulate Leaded Glass Windows
- Main Floor Renovation: Living Room, Dining Room & Kitchen / Family Room
- Installed Sleek & Modern Stelrad Radiators on the Second Floor & in the Kitchen
- Added Insulation for Sound Proofing in the Walls Between the 2nd & 3rd Bedroom
- Hard-wired Cable & Cat5e Internet (not currently connected to a Modem)
- Installed Hard Wired Fibre Optic Internet Cable (Currently Bell Fibre 1.5g)
- Installed Real 3/4" Oak Hardwood Floors on the Main Floor, 2nd Floor Hallway & Primary Bedroom
- Installed Solid Wood 6" Baseboards, Door Trim & Window Trim
- Installed Solid Wood Doors Throughout
- Installed Leaf Guards on the 2nd Storey Eavestroughs



Excellent Transit

Transit is convenient for most trips.



Very Bikeable

Biking is convenient for most trips.































