



27 WILBERTON ROAD
YONGE & ST CLAIR



WELCOME TO 27 WILBERTON ROAD

Welcome to 27 Wilberton Road, where timeless elegance meets modern comfort in prestigious Deer Park. This stunning six-bedroom residence spans over approximately 4,000 square feet across three stories, set gracefully on a generously wide lot.

Step through the front door into an extraordinary living space. Soaring ceilings guide you through a bright centre hall layout, setting the tone for the thoughtfully designed spaces that follow. The living room captivates with its expansive bay window, while the formal, oversized dining room—adorned with custom wainscoting—stands ready to host your most memorable gatherings.

Life flows effortlessly in the heart of this home. The sunken family room, complete with built-in shelving and a sophisticated speaker system, opens to a chef's kitchen where form meets function. Here, a sleek stone island anchors the space, complemented by custom cabinetry and premium appliances. Wall-to-wall windows and sliding doors blur the line between indoor and outdoor living, leading to a private oasis featuring a saltwater pool and inviting stone patio.

The second floor reveals a primary suite that redefines luxury living. Double doors open to your personal retreat, where hardwood floors, a walk-in closet, and a double-sided gas fireplace create an atmosphere of sophisticated comfort. The ensuite bathroom feels like a private spa, boasting a steam shower, built-in audio, heated floors, and twin sinks—all bathed in natural light from skylights and a bay window. Two additional large bedrooms with ample closet space in both share a semi-ensuite bathroom, while a private office provides the perfect work-from-home sanctuary.

Ascend to the third floor, where a sun-drenched living space opens onto a rooftop deck offering serene treetop and neighbourhood views. Three more bedrooms and a family bathroom make this level incredibly versatile—perfect as a kid's domain, home gym, or additional office space.

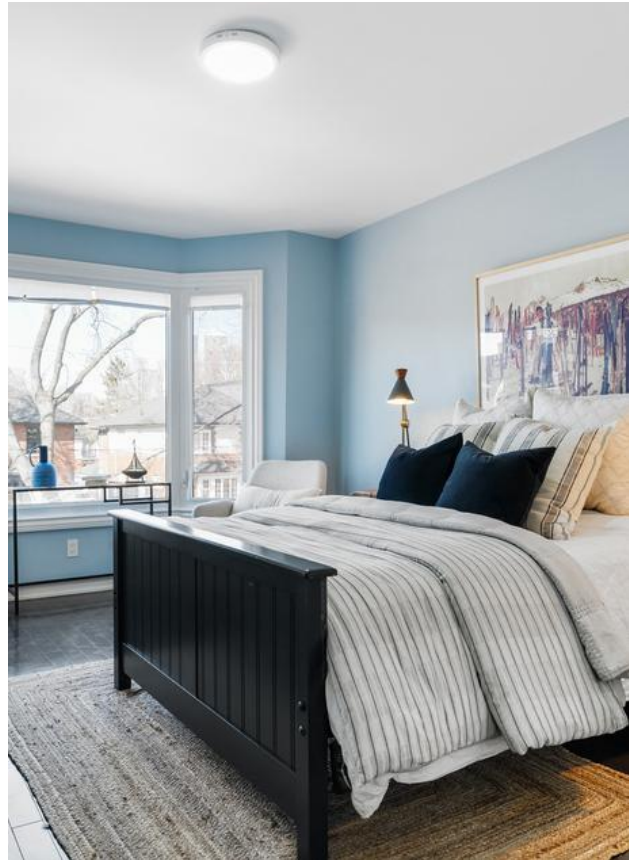
The lower level continues to impress with a recreation room, three-piece bathroom, laundry area, and workshop. Exceptional storage solutions include a cedar closet and a dedicated utility room. Outside, the backyard serves as an entertainer's dream, centred around the saltwater pool and enhanced by an outdoor audio system, change room, and bathroom facilities.

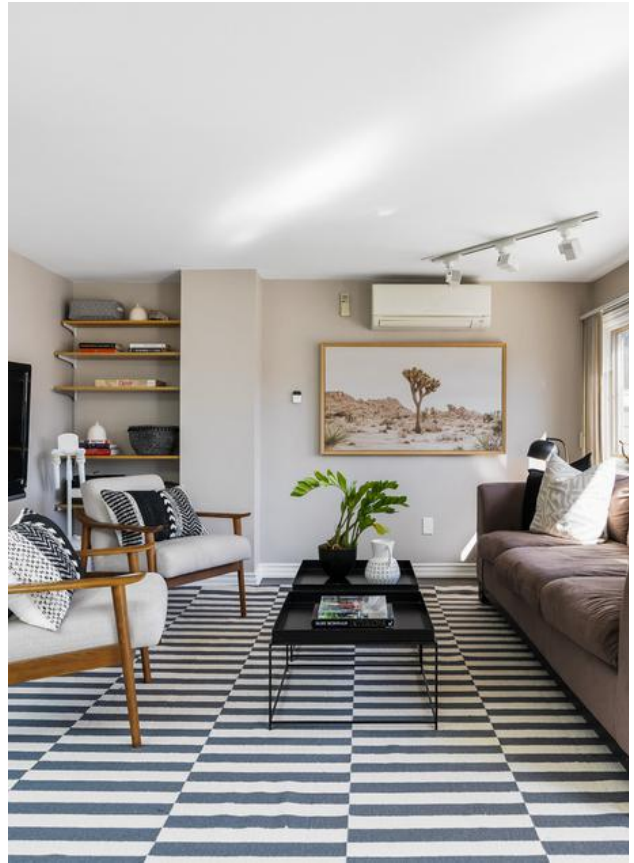
The property offers convenient parking options with a detached single-car garage, additional space for one vehicle in front, and legal front pad parking that can accommodate up to two cars.

This exceptional home sits in the heart of Deer Park, mere minutes from Toronto's finest private schools, boutique shopping, and lush parks and trails. With the Yonge subway line steps away, the city's best offerings are within easy reach. Welcome to refined urban living at its finest.













IMPROVEMENTS

- Third floor skylight repositioned and automated blinds – 2024
- Custom front door – 2025
- Third floor sliding glass door – 2025
- Interlocking stone patio and walkway in backyard – 2023
- Custom glass railings and steps – 2023
- Front yard landscaping and parking pad – 2023
- Front windows and Primary ensuite bay window – 2022
- Pool Pump – 2022
- Sub Zero Fridge/Freezer compressors – 2022

INCLUSIONS

- Sub-zero panelled fridge
- Wolf oven and 6 burner cooktop
- Miele built-in dishwasher
- Elica beverage fridge
- Kelvinator deep freezer
- Irrigation system (as is)
- Kenmore top load washer (as is)
- Maytag dryer (as is)
- Central vacuum system
- Hot water on demand
- Furnace and equipment
- Air conditioner and equipment
- Four wall mounted Mitsubishi split a/c systems and equipment
- All electric light fixtures
- Window Coverings
- Garage remote
- Electric Car Charger (Tesla)
- Gas BBQ Hook Up

EXCLUSIONS

- TV and wall mounts in third floor family room, primary bedroom and gym
- Audio equipment
- Arlo security camera and equipment
- LG washer and dryer

LOT

- 40 Feet by 130 Feet (As per Survey)

TAXES

- \$15,772.12 (2024)

POSSESSION

- 90 - 120 Days

COOLING

- Central Air Conditioning & Wall Mounted Units

HEATING

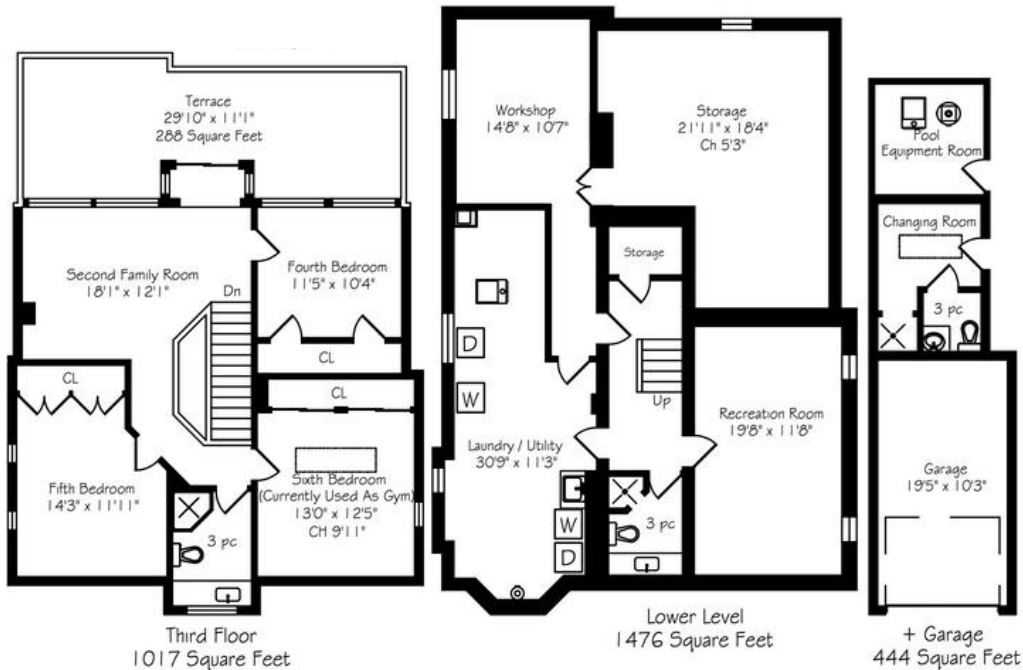
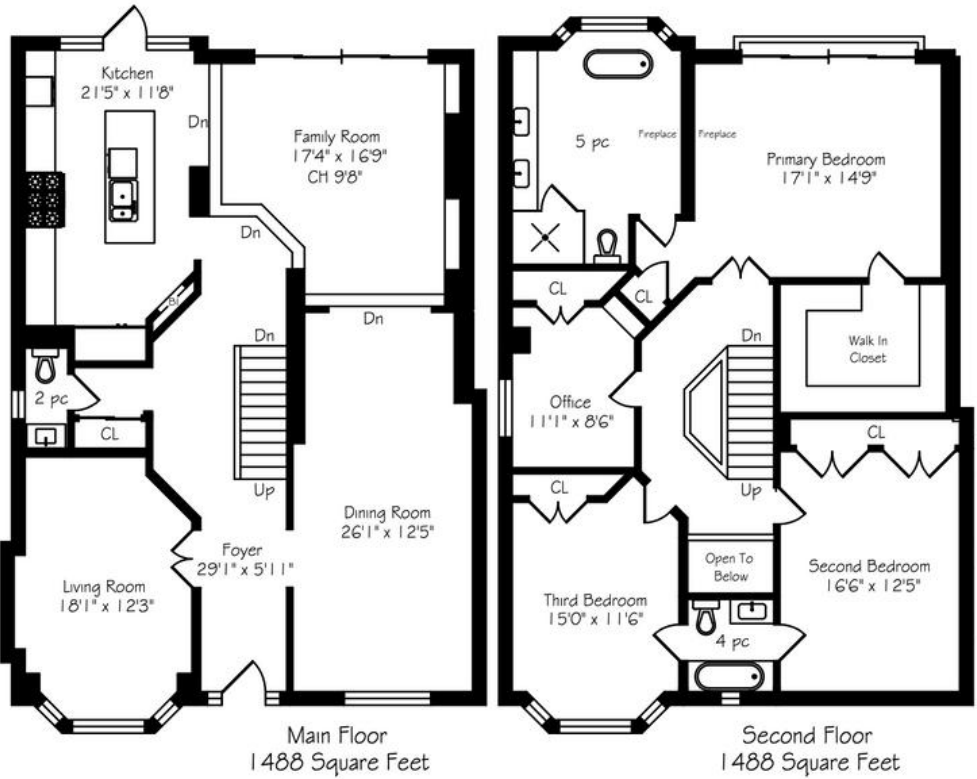
- Forced Air Gas

PARKING

- Up to 4 car parking with garage, driveway and legal front pad parking for one, can accommodate two cars

27 WILBERTON ROAD

Floor Plans





ELEVATE YOUR EXPECTATIONS



Amanda Gaskey
Real Estate Agent
647.923.2238
amanda@heapsestrin.com



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