

			<div>10 Herman Ave Toronto Ontario M6R 1Y2 Toronto W01 Roncesvalles Toronto SPIS: N Taxes: \$6,492.69/2025 DOM: 0 List: \$1,149,000 For: Sale</div>					
			<div>Semi-Detached Front On: N Rms: 6 + 1 Link: Acre: Bedrooms: 3 2-Storey Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt Lot: 18.08 x 110 Feet Irreg: Dir/Cross St: Dundas and Ritchie Directions: Dundas and Ritchie</div>					
MLS#: W12376847 PIN#: 213320207								
Possession Remarks: Flexible								
Broker Open House: Saturday, September 6 2025 2:00 PM - 4:00 PM Opn Hse Note: Sat + Sun Open House 2PM - 4PM								
<div>Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle,Membrane Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp: N</div>			<div>Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Cul De Sac, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck,Porch,Landscaped Interior Feat: Other Security Feat: Carbon Monoxide Detectors,Smoke Detector</div>			<div>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to Sale Price: Included In Oth Struct: Survey Type: None</div>		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	8.76	x 3.67	Hardwood Floor			
2	Living	Main	14.99	x 11.32	Hardwood Floor	Fireplace	Large Window	
3	Dining	Main	10.01	x 11.42	Hardwood Floor	Window	Open Concept	
4	Kitchen	Main	10.01	x 14.07	Hardwood Floor	Quartz Counter	Stainless Steel Appl	
5	Br	2nd	10.33	x 8.83	Broadloom	Closet	Window	
6	Br	2nd	10.83	x 6.66	Hardwood Floor	Closet	Window	
7	Prim Bdrm	2nd	10.99	x 12.66	Hardwood Floor	Cathedral Ceiling	Bay Window	
8	Laundry	Bsmt	10.24	x 7.74	Laminate	B/I Closet		
9	Rec	Bsmt	16.83	x 12.99	Laminate	Window	Pot Lights	
<div>Client Remks: Architect-Owned & Masterfully Renovated. This exceptional residence has been extensively gutted and reimagined with permits, showcasing a refined blend of modern design and superior craftsmanship. From the moment you step inside, you'll appreciate the open-concept main floor, featuring light oak hardwood throughout, a stylish powder room, and a thoughtfully designed front closet.The heart of the home is the stunning kitchen, offering generous cabinetry, stainless steel appliances, quartz countertops, and a functional island with seating perfect for everyday living and entertaining. The adjacent living area is enhanced by custom built-in bookshelves, creating a cozy yet contemporary ambiance.Upstairs, you'll find three spacious bedrooms and a beautifully renovated 4-piece bathroom with heated floors. The primary suite stands out with its soaring cathedral ceiling and full wall of custom built-in storage, combining luxury with practicality. All major systems have been updated, including all-new windows (2022), and the lower level was fully finished in 2025. With approx. 7' ceilings, this level includes a large recreation room, a new 3-piece bathroom, and upgraded mechanicals: a high-efficiency boiler and tankless water heater (2025). Comfort is ensured year-round with an industrial-grade rooftop A/C unit, and the exterior has been meticulously maintained with new roof, fascia, and soffits (2017).Enjoy beautifully landscaped front and rear yards, offering excellent curb appeal and private outdoor living spaces. Street parking is readily available. This home is a true turnkey opportunity for design-savvy buyers seeking quality, functionality, and timeless style.</div>								
<div>Inclusions: 2 Fridges, Built-in dishwasher, stove, range hood, microwave, washer, dryer, All electric light fixtures, all bathroom mirrors, high efficiency boiler and tankless water heater, Industrial grade rooftop Air conditioner, Hardwired smoke/carbon detectors (2025)</div>								
<div>Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100</div>								