

Property Client Full

19 Todholm Drive, Muskoka Lakes, Ontario P0B 1J0

Listing

[19 Todholm Dr Muskoka Lakes](#)

Active / Residential Freehold / Detached

MLS®#: X12142494

List Price: \$1,299,000

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: \$278.92/2024 Transaction: Sale
SPIS: No DOM: 0
Legal Desc: PCL 24712 SEC MUSKOKA; LT 16 PL M373 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Style: 2 Storey Rooms Rooms+: 1+3
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 3(2+1)
Link: No SF Range: 2500-3000
Storeys: 2.0 SF Source:
Lot Irreg: Lot Acres: < 0.50
Lot Front: 100.00 Fronting On: W
Lot Depth: 182.00
Lot Size Code: Feet

Zoning: R2

Dir/Cross St: Muskoka rd 118, turn onto Forman rd, then turn onto Mirror Lake Drive, Turn onto Todholm Drive to property.

PIN #: 481500183 ARN #: 445305000201600 Contact After Exp: No
Holdover: 60
Possession: TBA Possession Date:

| | | |
|--|-----------------------------------|------------------------------------|
| Kitch Kitch + Island YN: 1 (1+0) | Exterior: Wood | Water: Well |
| Fam Rm: Yes | Drive: Private | Water Inc: Drilled Well |
| Basement: Yes/Finished, Full | Garage: Yes | Water Meter: |
| Fireplace/Stv: Yes | Gar/Gar Spcs: Attached Garage/2.0 | Waterfront Feat: Waterfront Struc: |
| Interior Feat: Air Exchanger, Auto Garage Door Remote, Sewage Pump, Ventilation System, Water Heater Owned | Drive Pk Spcs: 6.00 | Well Capacity: |
| Heat: Forced Air, Propane | Tot Pk Spcs: 8.00 | Well Depth: |
| A/C: Yes/Central Air | Pool: None | Sewers: Septic |
| Central Vac: No | Room Size: | Special Desig: Unknown |
| Apx Age: New | Rural Services: | Farm Features: |
| Property Feat: Beach, Golf, Lake Access, Library, Marina | Security Feat: | Winterized: |
| Exterior Feat: Deck, Landscaped, Lighting | | |
| Roof: Asphalt Shingle | | |
| Foundation: Insulated Concrete Form | | |
| Soil Type: | | |
| Waterfront Y/N: No | Waterfront: | Waterfront Frontage (M): |
| Water Struct: | Easements/Restr: | |
| Under Contract: | Dev Charges Paid: | HST App To SP: Not Subject to HST |
| View: Forest | Lot Shape: | Lot Size Source: GeoWarehouse |

Remarks/Directions

Client Rmks: This is the house of your dreams. Every detail, finish and fixture oozes luxury. This brand new Patty Mac build boasts 3 spacious bedrooms, 2.5 baths, including a primary bedroom retreat. Wake up to vaulted ceilings and lavish in your spa like ensuite featuring a double head shower, deep soaker tub and high end fixtures throughout. Hardwood floors cover the sprawling space and shine amongst the natural light that pours in with floor to ceiling windows. A custom kitchen, illuminated wine feature and stone gas fireplace all present a feeling of luxe in the elevated open concept space. Convenient living was at the forefront of the design with a two car attached garage, main floor laundry, fully finished basement and forced air/central A/C throughout. You will be completely at ease with the detailed craftsmanship, brand new drilled well and septic, Taron Warranty and all furnishings included. Moreover, this turn key property provides a large and very private rear deck and is professionally landscaped for low maintenance living. Find this one of a kind home minutes away from the charming town shops, restaurants, a fitness center, a boat launch and just steps always from a municipal beach and dock. Northern luxury living begins here.

Listing Contracted With: Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 05/12/2025

Rooms

MLS®#: X12142494

| | | | | | |
|-------------|-------|---------------------|-----------------------|-----------------|----------|
| Room | Level | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features |
| Living Room | Main | 3.56 M X 4.44 M | 11.67 Ft x 14.56 Ft | | |

| | | | | |
|-----------------|--------|-----------------|---------------------|---|
| Dining Room | Main | 3.47 M X 5.06 M | 11.38 Ft x 16.60 Ft | |
| Kitchen | Main | 3.63 M X 3.61 M | 11.90 Ft x 11.84 Ft | |
| Laundry | Main | 2.15 M X 1.96 M | 7.05 Ft x 6.43 Ft | |
| Bedroom | Second | 3.4 M X 3.47 M | 11.15 Ft x 11.38 Ft | |
| Bedroom | Second | 3.71 M X 3 M | 12.17 Ft x 9.84 Ft | |
| Primary Bedroom | Second | 4.07 M X 2 M | 13.35 Ft x 6.56 Ft | |
| Foyer | Main | 6.14 M X 1.96 M | 20.14 Ft x 6.43 Ft | |
| Bathroom | Main | | | 2 |
| Bathroom | Second | | | 6 |
| Bathroom | Second | | | 4 |

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