

# Property Client Full

1211 Foreman Road Unit #44, Muskoka Lakes, Ontario P0B 1J0

Listing

[1211 Foreman Rd #44 Muskoka Lakes](#)

**Active / Residential Freehold / Detached**

MLS®#: **X12225909**

List Price: **\$4,995,000**

**New Listing**

## Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$9,394.19/2025** Transaction: **Sale**  
SPIS: **No** DOM: **1**  
Legal Desc: **PT LT 31-32 CON G MEDORA PT 2 & 4 35R9876; T/W DM189102; S/T DM178593; MUSKOKA LAKES**

Style: **Log** Rooms Rooms+: **16+0**  
Fractional Ownership: **BR BR+: 5(5+0)**  
Assignment: **Baths (F+H): 3(2+1)**  
Link: **No** SF Range: **3500-5000**  
Storeys: **SF Source:**  
Lot Irreg: **Lot Acres: 2 - 4.99**  
Lot Front: **205.00** Fronting On: **E**  
Lot Depth: **0.00**  
Lot Size Code: **Feet**  
Zoning: **WR5-7**  
Dir/Cross St: **HWY 118W + FOREMAN RD**

PIN #: <b>481570433</b>	ARN #: <b>445304002103100</b>	Contact After Exp: <b>No</b>
Holdover: <b>90</b>	Possession Date:	
Possession: <b>TBA</b>		

  

Kitch Kitch + Island YN: <b>No</b>	Exterior: <b>Wood</b>	Water: <b>Well</b>
Fam Rm: <b>Yes</b>	Drive: <b>Private</b>	Water Sup Type: <b>Drilled Well</b>
Basement: <b>No/None</b>	Garage: <b>Yes</b>	Water Meter: <b>Waterfront Feat: Dock, Stairs to Waterfront</b>
Fireplace/Stv: <b>Yes</b>	Gar/Gar Spcs: <b>Attached Garage/2.0</b>	Waterfront Struct: <b>Well Capacity:</b>
Interior Feat: <b>Central Vacuum, ERV/HRV, Water Heater Owned</b>	Drive Pk Spcs: <b>13.00</b>	Well Depth: <b>Well Capacity:</b>
Heat: <b>Forced Air, Propane</b>	Tot Pk Spcs: <b>15.00</b>	Sewers: <b>Septic</b>
A/C: <b>Yes/Wall Unit</b>	Pool: <b>None</b>	Special Desig: <b>Other</b>
Central Vac: <b>Yes</b>	Room Size: <b>Generator-Wired</b>	Farm Features: <b>Winterized:</b>
Property Feat: <b>Golf</b>	Energy Gener: <b>Generator-Wired</b>	
Roof: <b>Asphalt Shingle</b>	Rural Services: <b>Security Feat:</b>	
Foundation: <b>Insulated Concrete Form</b>		
Soil Type: <b>Lake Muskoka</b>		
Water Name: <b>Yes</b>	Waterfront: <b>Direct</b>	Waterfront Frontage (M): <b>62.48</b>
Waterfront Y/N: <b>Yes</b>	Easements/Restr: <b>Right of Way</b>	
Water Struct: <b>Dock, Stairs to Waterfront</b>		
Water Features: <b>Dock, Stairs to Waterfront</b>		
Under Contract: <b>Fees Apply, Private Road</b>	Dev Charges Paid: <b>HST App To SP: Included In</b>	
Access To Property: <b>Natural</b>	Shoreline Exposure: <b>East</b>	
Shoreline: <b>None</b>		
Shoreline Road Allowance: <b>Private</b>		
Docking Type: <b>View:</b>	Water View: <b>Direct</b>	Channel Name: <b>MPAC</b>
	Lot Shape: <b>Lot Size Source:</b>	

## Remarks/Directions

Client Rmks: **This approximately 4,000 square foot, 5-bedroom, brand new modern log home on sought-after Lake Muskoka is a rare opportunity just 5 km from downtown Port Carling, the hub of Muskoka. Tucked away on a quiet dead-end road, the property spans 2.5 acres with 205 ft of straight-line, pristine, eastern-facing shoreline and over 25 ft of water depth off the private dock ideal for swimming and boating. This naturally treed lot offers the ultimate privacy and a true Muskoka feel. The home comfortably sleeps 15 and includes a 900 sq ft bonus space above the heated, oversized 30 x 30 garage with 14 ft ceilings, perfect for additional living or recreation. The large driveway can easily accommodate 15+ vehicles, making it ideal for hosting friends and family. Enjoy lake views from the glass-railed front deck, the 4-season Muskoka room, or while relaxing in the hot tub. The fire pit area by the water adds to the outdoor charm. Inside, the open-concept solid wood kitchen crafted by Perola Kitchens offers exceptional space for entertaining. Vaulted 30 ft wood-beamed ceilings, a wood-burning Stuv fireplace, and floor-to-ceiling stone quarried from Manitoulin Island create a warm, luxurious atmosphere. The wall of windows offers breathtaking lake views and natural light throughout. The main floor primary suite features a spa-like ensuite, walk-in closet, and private walkout with lake views. Upstairs, 4 bedrooms and a full bath provide space for 13 guests. An enclosed loft adds versatility for games, media, or extra sleeping quarters. Additional features include a full-home generator, ICF foundation, drilled well, and hydronic heating throughout including the garage ensuring efficient, year-round comfort. This move-in ready custom home is a rare gem on Lake Muskoka perfect for those seeking luxury, comfort, and true waterfront living.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **06/17/2025**

Rooms

**MLS® #: X12225909**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.43 M X 3.98 M	14.53 Ft x 13.05 Ft		
Dining Room	Main	5.28 M X 4.23 M	17.32 Ft x 13.87 Ft		
Foyer	Main	5.23 M X 3.29 M	17.15 Ft x 10.79 Ft		
Living Room	Main	6.52 M X 7.59 M	21.39 Ft x 24.90 Ft		
Bedroom	Main	3.48 M X 3.56 M	11.41 Ft x 11.67 Ft		W/I Closet
Bedroom	Second	4.12 M X 7.22 M	13.51 Ft x 23.68 Ft		
Bedroom	Second	3.41 M X 3.61 M	11.18 Ft x 11.84 Ft		
Bedroom	Second	3.41 M X 3.45 M	11.18 Ft x 11.31 Ft		
Sitting	Second	6.77 M X 3.15 M	22.21 Ft x 10.33 Ft		
Recreation	Second	6.45 M X 8.23 M	21.16 Ft x 27.00 Ft		
Bedroom	Second	1.89 M X 4.43 M	6.20 Ft x 14.53 Ft		
Utility Room	Main	3.06 M X 2.67 M	10.03 Ft x 8.75 Ft		
Laundry	Main	2.18 M X 2.79 M	7.15 Ft x 9.15 Ft		
Bathroom	Main			2	
Bathroom	Main			3	
Bathroom	Second			5	

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