

**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®#: **X12888282**  
 List Price: **\$4,790,000**  
**New Listing**

**Muskoka/Muskoka Lakes/Medora**



Tax Amt/Yr: **\$9,394.19/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 31-32 CON G MEDORA PT 2 & 4 35R9876; T/W DM189102; S/T DM178593; MUSKOKA LAKES**

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

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 + Fam Rm:	<b>1 (1+0)</b>	Exterior:	<b>Wood</b>	Water:	<b>Well</b>
Basement:	<b>/None</b>	Garage:	<b>Yes</b>	Water Supply Type:	<b>Drilled Well</b>
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Water Meter:	
Interior Feat:	<b>Central Vacuum, ERV/HRV, Water Heater Owned</b>	Drive Pk Spcs:	<b>8.00</b>	Waterfront Feat:	<b>Dock, Stairs to Waterfront</b>
Parking Feat:	<b>Private</b>	Tot Pk Spcs:	<b>10.00</b>	Waterfront Struc:	<b>Not Applicable</b>
Heat:	<b>Forced Air</b>	Pool:	<b>None</b>	Well Capacity:	
Heat Source:	<b>Propane</b>	Room Size:		Well Depth:	
A/C:	<b>Yes/Wall Unit</b>	Rural Services:		Sewers:	<b>Septic</b>
Central Vac:	<b>Yes</b>	Security Feat:		Special Desig:	<b>Other</b>
Property Feat:	<b>Golf</b>			Farm Features:	
Roof:	<b>Asphalt Shingle</b>			Winterized:	
Foundation:	<b>Insulated Concrete Form</b>				
Soil Type:					
Alternate Power:	<b>Generator – wired</b>				
Water Name:	<b>Lake Muskoka</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>Direct</b>	Island YN:	<b>No</b>
Water Struct:	<b>Not Applicable</b>	Easements/Restr:	<b>Right of Way</b>		
Water Features:	<b>Dock, Stairs to Waterfront</b>				
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Fees Apply, Private Road</b>	Shoreline Exposure:	<b>East</b>		
Shoreline:	<b>Natural</b>				
Shoreline Road Allowance:	<b>None</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:		Lot Shape:		Lot Size Source:	<b>MPAC</b>

**Remarks/Directions**

**Client Rmks:** This exceptional log home is a rare opportunity on desirable Lake Muskoka. Privately tucked away on 2.29 acres with 205 feet of pristine eastern-facing frontage, this property captures the essence of true Muskoka living. From the moment you arrive, you'll feel the warmth and character woven into every detail. The expansive front deck invites lazy mornings and starlit evenings, while the lakeside hot tub and screened Muskoka room create the perfect haven for year-round relaxation. Gather with friends and family around the outdoor fire pit in the beautifully cleared entertaining space, ideal for unforgettable summer nights. Inside, the open-concept kitchen, dining, and living areas are bathed in natural light, offering an inviting space where rustic charm meets modern convenience. Whether you're hosting or unwinding, the seamless flow makes everyday living feel like a retreat. Vaulted ceilings, wood beams, and a cozy wood-burning fireplace add to the homes inviting ambiance. The spacious primary suite offers a tranquil escape with forest views and spa-like ensuite, while guest accommodations ensure theres room for everyone. An additional upper level area, provides flexible space for games, media, or additional sleeping quarters. Additional highlights include a full-home generator wired for peace of mind, ample parking, and a naturally treed lot providing the ultimate in privacy and serenity. A private dock at the shoreline make it easy to enjoy boating, swimming, and the best of lakefront living. This is more than just a cottage it's a home crafted with care, ready to welcome its next chapter on the shores of Lake Muskoka.

**Inclusions:** Refrigerator (2), Stove, Dishwasher, Stackable washer + dryer, Built-in microwave.

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **03/16/2026**

**MLS®#: X12888282**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>4.43 M X 3.98 M</b>	<b>14.53 Ft x 13.05 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>5.28 M X 4.23 M</b>	<b>17.32 Ft x 13.87 Ft</b>		
<b>Foyer</b>	<b>Main</b>	<b>5.23 M X 3.29 M</b>	<b>17.15 Ft x 10.79 Ft</b>		
<b>Living Room</b>	<b>Main</b>	<b>6.52 M X 7.59 M</b>	<b>21.39 Ft x 24.90 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.48 M X 3.56 M</b>	<b>11.41 Ft x 11.67 Ft</b>		<b>W/I Closet</b>
<b>Bedroom</b>	<b>Second</b>	<b>4.12 M X 7.22 M</b>	<b>13.51 Ft x 23.68 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.41 M X 3 M</b>	<b>11.18 Ft x 9.84 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.41 M X 3 M</b>	<b>11.18 Ft x 9.84 Ft</b>		
<b>Sitting</b>	<b>Second</b>	<b>5.15 M X 3.04 M</b>	<b>16.89 Ft x 9.97 Ft</b>		
<b>Recreation</b>	<b>Second</b>	<b>6.45 M X 8 M</b>	<b>21.16 Ft x 26.24 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>1.89 M X 4.43 M</b>	<b>6.20 Ft x 14.53 Ft</b>		
<b>Utility Room</b>	<b>Main</b>	<b>3.06 M X 2.67 M</b>	<b>10.03 Ft x 8.75 Ft</b>		
<b>Laundry</b>	<b>Main</b>	<b>2.18 M X 2.79 M</b>	<b>7.15 Ft x 9.15 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>2</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	
<b>Bathroom</b>	<b>Second</b>			<b>5</b>	

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