

## 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: **\$4,495,000**

Price Decrease

**Muskoka/Muskoka Lakes/Medora**

Tax Amt/Yr: **\$9,394.19/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **100**  
 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: Plans**  
 Lot Irreg: **Lot Acres: 2 - 4.99**  
 Lot Front: **205.00** Fronting On: **E**  
 Lot Depth: **0.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **WR5-7**  
 Dir/Cross St: **HWY 118W + FOREMAN RD**

PIN #: **481570433**Holdover: **90**Possession: **TBA**ARN #: **445304002103100**

Possession Date:

Contact After Exp: **No**  
Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **/None**  
 Fireplace/Stv: **Yes**  
 Interior Feat: **Central Vacuum, ERV/HRV, Water Heater Owned**

Parking Feat: **Private**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **Yes/Wall Unit**  
 Central Vac: **Yes**  
 Property Feat: **Golf**  
 Roof: **Asphalt Shingle**  
 Foundation: **Insulated Concrete Form**

Soil Type:  
 Alternate Power: **Generator – wired**

Water Name: **Lake Muskoka**Waterfront Y/N: **Yes**Water Struct: **Not Applicable**Water Frontage: **62.48**Water Features: **Dock, Stairs to Waterfront**

Under Contract:

Access To Property: **Fees Apply, Private Road**Shoreline: **Natural**Shoreline Road Allowance: **None**Docking Type: **Private**

View:

Exterior: **Wood**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Attached Garage/2.0**  
 Drive Pk Spcs: **8.00**  
 Tot Pk Spcs: **10.00**  
 Pool: **None**

Room Size:  
 Rural Services:  
 Security Feat:

Water: **Well**  
 Water Supply Type: **Drilled Well**  
 Water Meter:  
 Waterfront Feat: **Dock, Stairs to Waterfront**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Other**  
 Farm Features:  
 Winterized:

Waterfront: **Direct**  
 Easements/Restr: **Right of Way**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **East**Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source: **MPAC**

## 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: LUCAS WILHELM, Administrator**

**Date Prepared: 06/24/2026**

Rooms

**MLS® #: X12888282**

| <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 13.06 Ft          |                        |                 |
| Dining Room  | Main         | 5.28 M X 4.23 M            | 17.32 Ft x 13.88 Ft          |                        |                 |
| Foyer        | Main         | 5.23 M X 3.29 M            | 17.16 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            | 11.42 Ft x 11.68 Ft          |                        | W/I Closet      |
| Bedroom      | Second       | 4.12 M X 7.22 M            | 13.52 Ft x 23.69 Ft          |                        |                 |
| Bedroom      | Second       | 3.41 M X 3 M               | 11.19 Ft x 9.84 Ft           |                        |                 |
| Bedroom      | Second       | 3.41 M X 3 M               | 11.19 Ft x 9.84 Ft           |                        |                 |
| Sitting      | Second       | 5.15 M X 3.04 M            | 16.90 Ft x 9.97 Ft           |                        |                 |
| Recreation   | Second       | 6.45 M X 8 M               | 21.16 Ft x 26.25 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            | 10.04 Ft x 8.76 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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