

Property Client Full

1079 Trillium Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1079 Trillium Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13161830**

List Price: **\$13,995,000**

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$24,000.92/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **LT 14 PL 35M665 MEDORA; T/W FIRSTLY: BLK 15 35M665; SECONDLY: PT 1 & 3 35R17599; THIRDLY: PT 5 35R17599 AS IN LT207029; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA S/T PT 1 & 2 ON 35R17560 AS IN LT207028**

Style:	2 Storey	Rooms Rooms+:	14+0
Fractional Ownership:		BR BR+:	6(6+0)
Assignment:		Baths (F+H):	7(5+2)
Link:	No	SF Range:	5000+
Storeys:	2.0	SF Source:	Plans
Lot Irreg:		Lot Acres:	2 - 4.99
Lot Front:	325.00	Fronting On:	N
Lot Depth:	0.00	Builder Name:	
Lot Size Code:	Feet		
Zoning:	WR5-7		
Dir/Cross St:	Foreman Rd to Trillium Rd		

PIN #:	481570538	ARN #:	445304002105314	Contact After Exp:	No
Holdover:	90			Survey Year/Type:	None
Possession:	TBA	Possession Date:			

Kitch Kitch + Fam Rm:	1 (1+0)	Exterior:	Wood	Water:	Well
Basement:	Yes	Garage:	Yes	Water Supply Type:	Drilled Well
Fireplace/Stv:	Yes/Finished W/O	Gar/Gar Spcs:	Attached Garage/2.0	Water Delivery Feat:	UV System, Water Treatment
Interior Feat:	Yes	Drive Pk Spcs:	10.00	Water Meter:	
Heat:	Built-In Oven	Tot Pk Spcs:	12.00	Waterfront Feat:	Beachfront, Boathouse, Dock
Heat Source:	Forced Air	UFFI:	No		Boat House, With Accommodation Above, Multiple Slips, Two Storey, Wet Boathouse-Multi
A/C:	Propane	Pool:	None	Well Capacity:	
Central Vac:	Yes/Central Air	Room Size:		Well Depth:	
Apx Age:	No	Rural Services:		Sewers:	Septic
Laundry Lev:	6-15	Security Feat:		Special Desig:	Unknown
Property Feat:	Main			Farm Features:	
Roof:	Asphalt Rolled			Winterized:	
Foundation:	Insulated Concrete Form				
Soil Type:					
Alternate Power:	Generator - wired				

Water Name:	Lake Muskoka	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes				
Water Struct:	Boat House, With Accommodation Above, Multiple Slips, Two Storey, Wet Boathouse-Multi	Easements/Restr:	Easement, Right of Way		
Water Features:	Beachfront, Boathouse, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	R.O.W. (Deeded), Seasonal Municip Rd	Shoreline Exposure:	North West		
Shoreline:	Natural, Sandy				
Shoreline Road Allowance:	Owned	Water View:	Direct	Channel Name:	
Docking Type:	Private	Lot Shape:		Lot Size Source:	MPAC
View:					

Remarks/Directions

Client Rmks: Set on the northwestern shores of Lake Muskoka with 325 feet of waterfront, this stunning Muskoka estate offers the perfect combination of privacy and space. The two-storey cottage features a finished walkout basement, an attached two-car garage with upper-level accommodations, and a double-slip boathouse with a private suite above. Inside, the home is designed for both living and entertaining. The main floor flows from a living room with a large stone fireplace to an open kitchen and dining area, anchored by a unique octagonal sitting room with windows on all sides. The primary bedroom is a retreat, complete with a walk-in closet and a 6-piece ensuite featuring double vanities, a freestanding tub, and a glass shower. Upstairs, there are multiple bedrooms, including a Jack-and-Jill suite, while the lower level offers a gym and sauna. Outdoor spaces provide plenty of room for gatherings, all with direct access to the lake. This property offers a true Muskoka experience, combining comfort, versatility, and lakeside living at its best.

Inclusions: All Appliances, Walk in Cooler

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/22/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.28 M X 7.32 M	20.60 Ft x 24.01 Ft		
Dining Room	Main	5.96 M X 4.26 M	19.55 Ft x 13.97 Ft		
Kitchen	Main	6.84 M X 4.08 M	22.44 Ft x 13.38 Ft		
Sitting	Main	5.79 M X 5.72 M	18.99 Ft x 18.76 Ft		
Laundry	Main	3.66 M X 2.07 M	12.00 Ft x 6.79 Ft		
Powder Room	Main	0.9 M X 2.32 M	2.95 Ft x 7.61 Ft		2 Pc Bath
Powder Room	Main	1.69 M X 1.58 M	5.54 Ft x 5.18 Ft		2 Pc Bath
Primary Bedroom	Main	5.9 M X 3.77 M	19.35 Ft x 12.36 Ft		W/I Closet
Bedroom	Second	3.66 M X 4 M	12.00 Ft x 13.12 Ft		
Bedroom	Second	3.14 M X 4.03 M	10.30 Ft x 13.22 Ft		
Bedroom	Second	3.11 M X 8.23 M	10.20 Ft x 27.00 Ft		
Exercise Room	Lower	4.34 M X 4.17 M	14.23 Ft x 13.68 Ft		
Other	Lower	2.26 M X 2.29 M	7.41 Ft x 7.51 Ft		Sauna
Sitting	Lower	5.64 M X 5.65 M	18.50 Ft x 18.53 Ft		
Laundry	Lower	3 M X 2.81 M	9.84 Ft x 9.21 Ft		
Bedroom	Lower	5.94 M X 3.47 M	19.48 Ft x 11.38 Ft		
Utility Room	Lower	2.79 M X 4.17 M	9.15 Ft x 13.68 Ft		
Bathroom				6	
Bathroom				2	
Bathroom				3	
Bathroom				4	

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