

Property Client Full

1079 Trillium Road, Muskoka Lakes, Ontario P0B 1J0

Listing

[1079 Trillium Rd Muskoka Lakes](#)

Active / Residential Freehold / Detached

MLS®#: X12401054

List Price: \$14,795,000

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: \$24,000.92/2025 Transaction: Sale
SPIS: No DOM
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:
Lot Depth: 0.00
Lot Size Code: Feet
Zoning: WR5-7
Dir/Cross St: Foreman Rd to Trillium Rd

PIN #: 481570538
Holdover: 90
Possession: TBA

ARN #: 445304002105314 Contact After Exp: No
Possession Date:

Kitch Kitch + 1 (1+0)
Island YN:
Fam Rm: Yes
Basement: Yes/Finished W/O
Fireplace/Stv: Yes
Interior Feat: Built-In Oven
Heat: Forced Air, Propane
A/C: Yes/Central Air
Central Vac: No
Apex Age: 6-15
Laundry Lev: Main
Property Feat:
Roof: Asphalt Rolled
Foundation: Insulated Concrete Form
Soil Type:
Alternate Power: Generator – wired
Lease To Own Items: None

Exterior: Wood
Garage: Yes
Gar/Gar Spcs: Attached Garage/2.0
Drive Pk Spcs: 10.00
Tot Pk Spcs: 12.00
UFFI: No
Pool: None
Room Size:
Rural Services:
Security Feat:

Water: Well
Water Supply Type: Drilled Well
Water Supply: UV System, Water Treatment
Water Meter:
Waterfront Feat: Beachfront, Boathouse, Dock
Boat House, With
Accommodation Above,
Multiple Slips, Two Storey,
Wet Boathouse-Multi
Well Capacity:
Well Depth:
Sewers: Septic
Special Desig: Unknown
Farm Features:
Winterized:

Water Name: Lake Muskoka
Waterfront Y/N: Yes
Boat House, With
Accommodation Above,
Multiple Slips, Two Storey,
Wet Boathouse-Multi
Waterfront: Direct
Waterfront Frontage (M): 99.06

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: Propane Tank
Access To Property: R.O.W. (Deeded), Seasonal Municip Rd
Shoreline: Natural, Sandy
Shoreline Road Allowance: Owned
Docking Type: Private
View:
Dev Charges Paid:
Shoreline Exposure: North/West
HST App To SP: Included In
Water View: Direct
Channel Name:
Lot Shape:
Lot Size Source: MPAC

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: 09/12/2025

MLS® #: X12401054

| <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 | |