

Property Client Full

1037 Foreman Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1037 Foreman Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS® #: **X13445972**

List Price: **\$799,000**

New Listing



Muskoka/Muskoka Lakes/Medora

| | | | |
|-----------------------|--|---------------|------------------|
| Tax Amt/Yr: | \$2,101.02/2025 | Transaction: | Sale |
| SPIS: | No | DOM | 0 |
| Legal Desc: | X11367PCL 34089 SEC MUSKOKA; PT LT 29 CON 3 MEDORA PT 1 35R16642; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA909 | | |
| Style: | 2 Storey | Rooms Rooms+: | 9+0 |
| Fractional Ownership: | | BR BR+: | 3(3+0) |
| Assignment: | | Baths (F+H): | 2(2+0) |
| Link: | No | SF Range: | 1500-2000 |
| Stores: | 2.0 | SF Source: | Plans |
| Lot Irreg: | | Lot Acres: | 2 - 4.99 |
| Lot Front: | 462.00 | Fronting On: | W |
| Lot Depth: | 170.00 | Builder Name: | |
| Lot Size Code: | Feet | | |
| Dir/Cross St: | HWY 118 W & Foreman Rd | | |

| | | | | | |
|-------------|------------------|------------------|------------------------|--------------------|------------------|
| PIN #: | 481500276 | ARN #: | 445305000308100 | Contact After Exp: | No |
| Holdover: | 60 | Possession Date: | | Survey Year/Type: | Available |
| Possession: | TBA | | | | |

| | | | | | |
|-----------------|----------------------------------|-------------------|----------------------------|--------------------|--------------------|
| Kitch Kitch + | 1 (1+0) | Exterior: | Wood | Water: | Well |
| Fam Rm: | Yes | Garage: | Yes | Water Supply Type: | |
| Basement: | Yes/Finished, Full | Gar/Gar Spcs: | Detached Garage/2.0 | Water Meter: | |
| Fireplace/Stv: | Yes | Drive Pk Spcs: | 10.00 | Waterfront Feat: | |
| Fireplace Feat: | Living Room, Wood | Tot Pk Spcs: | 12.00 | Waterfront Struc: | |
| Interior Feat: | Other | Pool: | None | Well Capacity: | |
| Parking Feat: | Private | Room Size: | | Well Depth: | |
| Heat: | Forced Air | Rural Services: | | Sewers: | Septic |
| Heat Source: | Propane | Security Feat: | | Special Desig: | Unknown |
| A/C: | Yes/Central Air | | | Farm Features: | |
| Central Vac: | No | | | Winterized: | Fully |
| Property Feat: | Beach, Golf, Wooded/Treed | | | | |
| Roof: | Asphalt Shingle | | | | |
| Foundation: | Concrete Block | | | | |
| Soil Type: | | | | | |
| Waterfront Y/N: | No | Waterfront: | | Island YN: | |
| Water Struct: | | Easements/Restr: | | | |
| Under Contract: | | Dev Charges Paid: | | HST App To SP: | Included In |
| View: | | Lot Shape: | | Lot Size Source: | MPAC |

Remarks/Directions

Client Rmks: **Welcome to this move-in-ready family home in beautiful Port Carling, the vibrant hub of the Muskoka Lakes. Set on a private and picturesque 2.2-acre wooded lot, this property offers the perfect blend of small-town convenience, natural surroundings, and versatile living space. Featuring 3 bedrooms and 2 bathrooms, the home has been thoughtfully updated with numerous upgrades, allowing you to move in and immediately enjoy the Muskoka lifestyle. The spacious property provides plenty of room for children to explore, outdoor entertaining, and year-round enjoyment. Located within walking distance of Port Carling's charming shops, restaurants, waterfront, and community amenities, you'll love the convenience of being close to everything while still enjoying the privacy of an expansive wooded setting. A standout feature of this property is the large, newer-built insulated and heated garage/workshop. Ideal for storing boats, snowmobiles, ATVs, and all your Muskoka toys, this versatile space also offers excellent potential for a home-based business, hobby workshop, or creative studio. The second floor provides a substantial storage area that could serve a variety of uses depending on your needs. Whether you're looking to raise a family, operate a business from home, or simply embrace the Muskoka lifestyle, this exceptional property offers the opportunity to work, live, and play in one of Ontario's most sought-after communities**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **06/15/2026**

Rooms

MLS® #: **X13445972**

| | | | | | |
|-------------|--------------|----------------------------|------------------------------|------------------------|-----------------|
| <u>Room</u> | <u>Level</u> | <u>Dimensions (Metric)</u> | <u>Dimensions (Imperial)</u> | <u>Bathroom Pieces</u> | <u>Features</u> |
|-------------|--------------|----------------------------|------------------------------|------------------------|-----------------|

| | | | | |
|------------------------|-----------------|------------------------|----------------------------|-------------------------|
| Foyer | Main | 3 M X 1.64 M | 9.84 Ft x 5.38 Ft | |
| Family Room | Main | 4.17 M X 4.66 M | 13.68 Ft x 15.28 Ft | |
| Living Room | Main | 3.68 M X 3.54 M | 12.07 Ft x 11.61 Ft | |
| Dining Room | Main | 3.68 M X 3.94 M | 12.07 Ft x 12.92 Ft | |
| Kitchen | Main | 3.27 M X 2.5 M | 10.72 Ft x 8.20 Ft | |
| Laundry | Main | 1.81 M X 1.86 M | 5.93 Ft x 6.10 Ft | |
| Primary Bedroom | Second | 3.45 M X 3.93 M | 11.31 Ft x 12.89 Ft | |
| Bedroom | Second | 2.95 M X 3.92 M | 9.67 Ft x 12.86 Ft | |
| Bedroom | Second | 3.32 M X 3.62 M | 10.89 Ft x 11.87 Ft | |
| Recreation | Basement | 8.85 M X 7.48 M | 29.03 Ft x 24.54 Ft | |
| Loft | Upper | 3.12 M X 10.7 M | 10.23 Ft x 35.10 Ft | Access To Garage |
| Other | Ground | 7.02 M X 10.7 M | 23.03 Ft x 35.10 Ft | Access To Garage |
| Bathroom | | | | 3 |
| Bathroom | | | | 4 |

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