

## Property Client Full

1108 Robert Johnston Road Unit #1, Muskoka Lakes, Ontario P0B 1J0

Listing

**1108 Robert Johnston Rd #1 Muskoka Lakes**  
**Active / Residential Freehold / Detached**

MLS®#: **X13477080**  
 List Price: **\$11,995,000**  
 New Listing



## Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$41,445.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **1**  
 Legal Desc: **PT LT 23-24 CON 6 MEDORA PT 4 35R9339; T/W DM357032; T/W DM311652 (FOURTHLY DESCRIBED); MUSKOKA LAKES**

Style: **2 Storey** Rooms Rooms+: **10+0**  
 Fractional Ownership: BR BR+: **6(6+0)**  
 Assignment: Baths (F+H): **8(3+5)**  
 Link: **No** SF Range: **5000+**  
 Storeys: **2.0** SF Source: **Plans**  
 Lot Irreg: Lot Acres: **2 - 4.99**  
 Lot Front: **240.00** Fronting On: **N**  
 Lot Depth: **799.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **WR5-7**  
 Dir/Cross St: **Ferndale Rd & Robert Johnston Rd**

PIN #: **481490154**  
 Holdover: **90**  
 Possession: **TBA**

ARN #: **445305000405603** Contact After Exp: **No**  
 Possession Date: Survey Year/Type: **1984/Boundary Onl**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Finished W/O**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Wood**  
 Interior Feat: **Bar Fridge, Brick & Beam, Built-In Oven, Primary Bedroom - Main Floor, Water Heater Owned**  
 Parking Feat: **Private**  
 Heat: **Forced Air, Radiant**  
 Heat Source: **Propane**  
 A/C: **Yes/Central Air**  
 Central Vac: **No**  
 Apx Age: **16-30**  
 Laundry Lev: **Lower**  
 Property Feat: **Golf**  
 Exterior Feat: **Deck, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio, Paved Yard, Recreational Area, Year Round Living**

Exterior: **Stone, Wood**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **16.00**  
 Tot Pk Spcs: **16.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat: **Alarm System, Carbon Monoxide Detectors, Heat Detector, Monitored, Smoke Detector**

Utilities: **No Gas, Hydro, No Sewers, Telephone Other**  
 Water:  
 Water Supply Type: **Lake/River**  
 Water Delivery Feat: **Heatd Waterline, UV System, Water Treatment**  
 Water Meter:  
 Waterfront Feat: **Boat Slip, Boat Lift, Boathouse, Dock Boat House, Double Slip Two Storey**  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Roof:  
 Foundation: **Insulated Concrete Form**  
 Topography: **Terraced**  
 Soil Type:  
 Alternate Power: **Generator - wired**  
 Water Name: **Lake Rosseau**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Boat House, Double Slips, Two Storey**  
 Water Frontage: **73.15**  
 Water Features: **Boat Slip, Boat Lift, Boathouse, Dock**  
 Under Contract:  
 Access To Property: **Private Road, R.O.W. (Deeded), Municipal Road**  
 Shoreline: **Clean, Deep, Natural**  
 Shoreline Road Allowance: **None**  
 Docking Type: **Private**  
 View: **Lake, Panoramic**

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

Island YN: **No**

HST App To SP: **Included In**

Dev Charges Paid:  
 Shoreline Exposure: **North West**

Water View: **Direct**  
 Lot Shape:

Channel Name:  
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Perched on 5.45 acres with 240 feet of prized west-facing frontage on Lake Rosseau, this exceptional timber-frame estate captures breathtaking long lake views and unforgettable sunsets. Ideally located minutes from Port Carling, premier golf courses, dining, and amenities, the property offers a rare combination of privacy, luxury, and convenience. The six-bedroom, eight-bathroom residence showcases**

remarkable craftsmanship with soaring timber-frame construction, warm wood interiors, natural stone accents, and oak and stone flooring throughout. A grand entrance welcomes you into expansive principal rooms designed to maximize spectacular lake views. At the heart of the home, the custom kitchen features a one-of-a-kind island showcasing a carved representation of Lake Rosseau with inset wood detailing. Three wood-burning fireplaces create inviting gathering spaces, while the lower level offers heated floors, a home theatre, wet bar, and additional entertainment areas. The private main-floor primary suite enjoys stunning water views and exceptional privacy, complemented by a separate guest suite. An additional private guest suite is located on the upper level, while three lower-level guest bedrooms each feature their own ensuite. All bedrooms enjoy lake views. Extensive granite rockscaping, mature landscaping, heated pathways, custom wrought-iron railings, and multiple naturalized seating areas create an extraordinary outdoor setting. At the shoreline, the boathouse offers a kitchenette, living area, bedroom loft, expansive decking, and extensive docking. Access is available via stone stairways or a gentle inclinator ride. Additional features include a tennis and sport court with storage, water silo, storage building, and private helipad. A rare Lake Rosseau offering, this remarkable estate combines iconic timber-frame architecture, exceptional amenities, and an extraordinary waterfront setting to create a legacy property for generations to enjoy.

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **06/23/2026**

Rooms

**MLS® #: X13477080**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	4.91 M X 6.02 M	16.11 Ft x 19.75 Ft		
Kitchen	Main	4.91 M X 4.44 M	16.11 Ft x 14.57 Ft		
Living Room	Main	7.38 M X 5.75 M	24.21 Ft x 18.86 Ft		
Dining Room	Main	4.08 M X 4.52 M	13.39 Ft x 14.83 Ft		
Sitting	Main	3.94 M X 3.81 M	12.93 Ft x 12.50 Ft		
Sitting	Main	4.56 M X 2.69 M	14.96 Ft x 8.83 Ft		
Powder Room	Main	1.91 M X 2.41 M	6.27 Ft x 7.91 Ft		
Primary Bedroom	Main	5.01 M X 6.69 M	16.44 Ft x 21.95 Ft		4 Pc Ensuite, W/I Closet
Breakfast	Main	4.61 M X 2.67 M	15.12 Ft x 8.76 Ft		
Sitting	Main	7.18 M X 4.6 M	23.56 Ft x 15.09 Ft		
Bedroom	Main	4.49 M X 6.14 M	14.73 Ft x 20.14 Ft		3 Pc Ensuite
Sitting	Second	4.66 M X 4.85 M	15.29 Ft x 15.91 Ft		
Bedroom	Second	4.85 M X 4.95 M	15.91 Ft x 16.24 Ft		3 Pc Ensuite
Family Room	Basement	4.68 M X 6.78 M	15.35 Ft x 22.24 Ft		
Kitchen	Basement	4.01 M X 4.41 M	13.16 Ft x 14.47 Ft		
Other	Basement	1.99 M X 2.03 M	6.53 Ft x 6.66 Ft		
Other	Basement	3.88 M X 5.9 M	12.73 Ft x 19.36 Ft		
Pantry	Basement	1.99 M X 2.09 M	6.53 Ft x 6.86 Ft		
Bedroom	Basement	4.43 M X 5.66 M	14.53 Ft x 18.57 Ft		2 Pc Bath
Other	Basement	7.42 M X 3.04 M	24.34 Ft x 9.97 Ft		Wet bar
Recreation	Basement	7.48 M X 5.6 M	24.54 Ft x 18.37 Ft		
Bedroom	Basement	4.32 M X 5.71 M	14.17 Ft x 18.73 Ft		2 Pc Bath
Laundry	Basement	3.5 M X 3.04 M	11.48 Ft x 9.97 Ft		
Bedroom	Basement	4.64 M X 5.31 M	15.22 Ft x 17.42 Ft		2 Pc Bath
Bathroom				3	
Bathroom				3	
Bathroom				4	
Bathroom				2	

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