

# \$49,900 - 1052 RAT BAY Road Unit# 117-3

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## Listing ID: 40383902

**\$49,900**

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 117-3, Lake of Bays (Twp), Ontario, P1H2J6

Public:Blue Water Acres has almost 50 acres of Muskoka paradise and 300 feet of south-facing frontage on Lake of Bays. This is FRACTIONAL ownership. This is not a timeshare but some think it is similar. You would actually own a 1/10th share of the cottage that you buy which includes a share in the entire complex. This gives you the right to use the cottage Interval that you buy for one core summer week plus 4 more floating weeks each year in the other seasons. Some owners rent their weeks out to help cover maintenance costs. Rental rates for Algonquin cottage range from \$1,859/wk to \$3,169/wk depending on the season. If it's rented through Blue Water Acres the revenue is split 50/50. If you rent it out yourself you get to keep 100% of the revenue. Facilities include an indoor swimming pool, whirlpool, sauna, games room, fitness room, activity center, gorgeous sandy beach with shallow water ideal for kids, great swimming, kayaks, canoes, paddleboats, skating rink, tennis court, playground, and walking trails. You can moor your boat for your weeks during boating season. This 2 bedroom cottage fractional is called 117 Algonquin, Week 3 and has a great location at the end of the road, very private, with a partial lake view.

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117 Algonquin Cottage has a propane fireplace & a laundry. Check-in is on Saturdays at 4 p.m. ANNUAL maintenance fee in 2023 for Algonquin is \$4,771 + HST. Core week (Week 3) for 2023 starts on July 8. Additional weeks in 2023 start on February 25, June 3, October 21 and December 16/23. Please see supplemental material for future weeks. No HST on purchase price. All cottages are PET-FREE and Smoke-free. Exterior photos are of Cottage #117 but interior photos may be of a different but identical cottage. (id:49587)

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