

\$53,900 - 1052 RAT BAY Road Unit# 109-7

Listing ID: 40403047

\$53,900

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 109-7, Lake of Bays (Twp), Ontario, P1H2J6

Blue Water Acres fractional ownership resort has almost 50 acres of Muskoka paradise and 300 feet of south-facing frontage on Lake of Bays. This is NOT a timeshare but some think it is similar. You would own a 1/10th share of the cottage that you buy and that gives you 5 weeks of use/year. Algonquin cottage 109 has enough parking for up to 5 cars. Ownership also includes a share in the entire complex. This gives you the right to use the cottage Interval that you buy for five weeks per year: one core summer week plus 4 more floating weeks in the other seasons. 109 Algonquin is a 2 bedroom, 2 bathroom cottage. The Muskoka Room is fully insulated for year-round comfort. Facilities include an indoor swimming pool, whirlpool, sauna, games room, fitness room, activity centre, 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. Check-in is on Fridays at 4 p.m. ANNUAL maintenance fee for 109 Algonquin cottage PER OWNER is \$4771 + HST. Core week 7 for this cottage starts on Friday, August 4/23 (long weekend) and the other 4 weeks

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for 2023 start on January 13, March 24, April 21, September 8/2023. Ask for the schedule for the coming years, the floating weeks change each year but the core week for Week 7 includes the August long weekend. There is a main floor laundry in the Algonquin cottage. There is NO HST on resales. All cottages are PET-FREE and Smoke-free. Ask Listing Agent for details about fractional ownerships and what the annual maintenance fee covers. Interior photos are of a similar unit but not the exact unit. All furnishings are identical.

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling