

\$49,900 - 1052 RAT BAY Road Unit# 117-10

Listing ID: 40423886

\$49,900

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 117-10, Lake of Bays (Twp), Ontario, P1H2J6

Blue Water Acres FRACTIONAL

ownership means that you share the cottage with 9 other owners but you will own yourself a 1/10th share of the cottage (your Interval week) and also a smaller share in the entire resort. It's not a timeshare but some think it's similar. This cottage is known as 117 Algonquin and it's a favourite at Blue Water Acres: it has 2 spacious bedrooms, 2 bathrooms, and may be the most private and quiet cottage in the resort. It has a great location right next to the nature trail with a view into the woods on one side and to the lake on the other side, and ample private parking for guests.

Algonquin cottage has a cozy propane fireplace and screened Muskoka Room. You will have exclusive use of the cottage for 5 weeks of the year. Check-in day for 117 Algonquin is Saturday and the Core Week (Week 10) in 2023 starts on August 26. The four other floating weeks rotate each year so it's fair to all the owners. Remaining weeks for 2023 will start on: August 26 (core), September 30 and November 25/2023.

There are many amenities at Blue Water Acres for your enjoyment: kayaks, paddle boats, a beautiful sand beach, indoor swimming pool, gathering room with grand piano, games room with pool table, fitness

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room and more. You can even moor your own boat at Blue Water Acres for your weeks during boating season. All the cottages are pet-free and smoke-free. This is an affordable way to enjoy cottage life without the cost or hassles of full cottage ownership. Annual Maintenance fees include everything and are paid in the fall for the following year. The ANNUAL maintenance fee for EACH OWNER in 117 Algonquin cottage in 2023 is \$4,771 + HST. There is NO HST on the purchase price of this Interval. It's a unique way to own a share of Muskoka. Your weeks can also be traded for weeks at other luxury resorts around the world through Interval International. Or you can rent your weeks out either through Blue Water Acres or on your own. (id:49587)

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