$22,900 - 1052 RAT BAY Road Unit# 102-8

Listing ID: 40486849

$22,900
2 Bedrooms, 1 Bathrooms, 49.5 acres
Single Family

1052 RAT BAY Road Unit# 102-8, Lake of Bays (Twp), Ontario, P1H2J6

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. It is NOT a timeshare. 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 for five weeks per year: one fixed summer week, plus 4 more floating weeks in the other seasons. Some owners rent their weeks out to help cover maintenance costs. Rental rates for Deerview cottage range from $1,659/wk to $3,009/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 is called 102 Deerview, Week 8 . Check-in is on Fridays at 4 p.m. ANNUAL maintenance fee for Deerview is $4,310 + HST. There are no weeks left in 2023 but Weeks for

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2024 are: January 26/24, May 3, August 9 (fixed week 8) September 20, November 15/2024. Maintenance fee is paid in the fall of each year for the following year but you only pay for the weeks that you have possession of the cottage. There is no HST on the purchase price. All cottages are PET-FREE and Smoke-free. (id:49587)