

# \$48,900 - 1052 RAT BAY Road Unit# 118-3

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## Listing ID: 40616868

**\$48,900**

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 118-3, 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 time share although some think it is similar. You do actually own 1/10 of the cottage. 118 Algonquin Cottage is a 2 bedroom cottage, has a great view of the lake and is very private. Ownership 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 for a total of 5 weeks per year. 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 for 118 Algonquin Cottage is on Fridays at 4 p.m. ANNUAL maintenance fee PER OWNER in 2024 for 118 Algonquin cottage is \$4939 + HST. Core (fixed) Week 3 for this cottage started on July 5, 2024 and weeks in 2024 started March 1 June 7, remaining weeks will be October 25 and December 20/2024 . Weeks for 2025 will start on March 7, June 13, July

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4 (Core Week), October 31 and December 26. Note that this unit will have Christmas/2024 and March Break 2025 as two of their floating weeks. There is laundry in the Algonquin cottages. No HST on resales. All cottages are PET-FREE and Smoke-free. Ask for details about fractional ownerships and what the annual maintenance fee covers (it covers everything). You can deposit weeks you don't use in Interval International or rent them out to help cover the maintenance fees. Blue Water Acres will rent your weeks out for you and you keep 50% of the rental income or rent them out yourself and you keep 100% of the income. (id:50245)

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