

# \$42,500 - 118-3 - 1052 Rat Bay Road, Lake Of Bays (franklin)

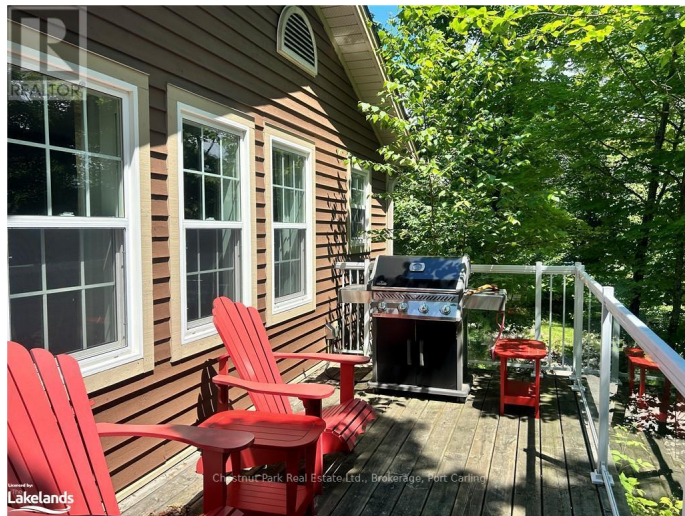
MLS® #X10897914

**\$42,500**

2 Bedroom, 2.00 Bathroom,  
Single Family on 25.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

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 2025 for 118 Algonquin cottage is \$5026 + HST. Core (fixed) Week 3 for this cottage starts on July 4, 2025. Weeks for 2025 will start on March 7, June 13, July 4 (Core Week), October 31 and December 26. Note that this unit will have March Break 2025 as one 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:6289)

**Essential Information**

Listing #	X10897914
Price	\$42,500
Bedrooms	2
Bathrooms	2.00
Acres	25.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

**Community Information**

Address	118-3 - 1052 Rat Bay Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1H2J6

**Amenities**

Amenities	Recreation Centre, Exercise Centre, Party Room, Visitor Parking, Fireplace(s)
Parking Spaces	4
Parking	No Garage
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Indoor pool

**Interior**

Appliances	Water Heater, Furniture, Microwave, Oven, Range, Stove, Window Coverings, Refrigerator
Heating	Propane Baseboard heaters
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Wood
Foundation	Block

## Listing Details

Listing Office      Chestnut Park Real Estate



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Listing information last updated on October 12th, 2025 at 2:46am EDT