

\$51,000 - 116-2 - 1052 Rat Bay Road, Lake Of Bays (franklin)

MLS® #X10898321

\$51,000

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. 116 Algonquin Cottage is a 2 bedroom cottage and is located next to a beautiful woodlot on the west side with lots of privacy. There are no cottages in front of 116 Algonquin which means it has a lovely view and provides easy access to the beach and lake. The Muskoka Room in 116 Algonquin is fully insulated for year round comfort. 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 is on Sundays at 4 p.m. ANNUAL maintenance fee PER OWNER in 2025 for 116 Algonquin cottage is \$5026 + HST. Core week 2 for this cottage starts on Sunday June 29, 2025 and the other weeks in 2025 start on March 2, June 8, October 26 and December 21/25 .



There is laundry in the Algonquin cottage. 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. Deposit weeks you don't use in Interval International or rent them out to help cover the maintenance fees.
(id:6289)

Essential Information

Listing #	X10898321
Price	\$51,000
Bedrooms	2
Bathrooms	2.00
Acres	25.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	116-2 - 1052 Rat Bay Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1H2J6

Amenities

Amenities	Recreation Centre, Exercise Centre, Party Room, Sauna, 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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

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