

# **\$44,900 - 1052 Rat Bay Rd 109-7 Road, Lake Of Bays (franklin)**

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MLS® #X12017497

**\$44,900**

2 Bedroom, 2.00 Bathroom,  
Single Family

Franklin, Lake Of Bays (franklin), Ontario

Blue Water Acres FRACTIONAL ownership means that you own 1/10th of the cottage and a share in the entire resort. The resort has about 50 acres and 300 ft of south-facing shoreline frontage on Lake of Bays, the second largest lake in Muskoka. This is not a time share although some think it is similar. You would have use of the cottage for 5 weeks of the year. Algonquin cottage 109 has enough parking for 5 cars. There is one core (fixed) week in summer (in this case it's Week 7) plus 4 more weeks that change each year. For this interval the weeks for 2025 are/were: January 24, May 2, September 19 and November 14/2025. The core (fixed) week for this unit starts on Friday, August 1/25. Turnover day is Friday for this cottage. Core week 7 always includes the August long weekend so it's a desirable week. The Algonquin cottage has 2 bedrooms, 2 bathrooms, is about 922 square feet, and has a main floor laundry. The resort itself offers walking trails, a beautiful sandy beach, indoor swimming pool, sauna, recreation room, fitness room, and activity centre. Great swimming, ideal for families of all ages, level to gently sloping land makes it easy to access the waterfront. There is NO HST on resales. All cottages are smoke/vape-free and pet-free. Interior photos for this listing are of a similar cottage, all furnishings are identical. The annual maintenance fee for this unit in 2025 is \$5,026



+ HST and it's paid in the autumn of each year for the following year for EACH owner. This is an affordable way to enjoy cottaging in Muskoka on one of our nicest lakes. (id:6289)



**Essential Information**

Listing #	X12017497
Price	\$44,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

**Community Information**

Address	1052 Rat Bay Rd 109-7 Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1H2J6

**Amenities**

Amenities	Beach, Fireplace(s)
Features	Sloping, Flat site
Parking Spaces	5
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Indoor pool

**Interior**

Appliances	Water Heater, Dishwasher, Furniture, Microwave, Oven, Range, Stove, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
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 5:31am EDT