

# \$19,900 - 1052 Rat Bay 105-8 Road, Lake Of Bays (franklin)

MLS® #X12019460

**\$19,900**

2 Bedroom, 1.00 Bathroom,  
Single Family

Franklin, Lake Of Bays (franklin), Ontario

Fractional Ownership is an affordable way to own property in Muskoka. Fractional ownership means that you would own 1/10th of the cottage plus a share of the entire resort. This is not a time share although some think it is similar but in fractional ownership you have an actual legal interest in the property itself. Owning a 1/10th share gives you five weeks a year to use the cottage. One of the weeks is the core week/fixed week. For this fractional in Deerview cottage the core/fixed week is Week 8. In 2025 that week starts on Saturday, August 9/25. The remaining 4 weeks in 2025 start/started on February 1, May 10, September 27 and November 22/25. These weeks change every year and include weeks other than the core summer weeks. Turnover day is on Saturday. All cottages are pet-free and smoke/vape free. You can rent out your fractional weeks or deposit them into Interval International which would allow you to trade weeks for other resorts all over the world. It's an exceptional opportunity to travel and also to enjoy ownership in Muskoka. Maintenance fees are paid by each owner in the autumn for the following year. The fees for this cottage for 2025 are \$4,538 + HST. Note that there is NO HST on the purchase price. Blue Water Acres offers lots of amenities including an indoor swimming pool, beautiful sand beach with 300 ft frontage on Lake of Bays, whirlpool, sauna, games room, fitness room, tennis court,



playground, walking trails and more. (id:6289)

**Essential Information**

Listing #	X12019460
Price	\$19,900
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

**Community Information**

Address	1052 Rat Bay 105-8 Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1H2J6

**Amenities**

Amenities	Beach, Exercise Centre, Recreation Centre, Sauna, Fireplace(s)
Utilities	Wireless, Electricity Connected
Features	Wooded area, Sloping, Level
Parking Spaces	2
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Indoor pool

**Interior**

Appliances	Water Heater
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

**Exterior**

Exterior	Wood
Exterior Features	Landscaped
Foundation	Block

## Listing Details

Listing Office      Chestnut Park Real Estate



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Listing information last updated on October 12th, 2025 at 8:16am EDT