

\$17,000 - 1052 Rat Bay 102-1 Road, Lake Of Bays (franklin)

MLS® #X12022452

\$17,000

2 Bedroom, 1.00 Bathroom,
Single Family

Franklin, Lake Of Bays (franklin), Ontario

Blue Water Acres has almost 50 acres of Muskoka paradise and 300 feet of south-facing frontage on Lake of Bays. This is FRACTIONAL ownership. It is NOT a timeshare. You would actually own a 1/10th share of the cottage that you buy which includes a share in the entire complex. This gives you the right to use the cottage for five weeks per year: one core summer week, plus 4 more floating weeks in the other seasons. Some owners rent their weeks out to help cover maintenance costs. Rental rates for Deerview cottage range from \$1,659/wk to \$3,009/wk depending on the season. If it's rented through Blue Water Acres the revenue is split 50/50. If you rent it out yourself you get to keep 100% of the revenue. Facilities include an indoor swimming pool, whirlpool, sauna, games room, fitness room, activity center, 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. This 2 bedroom cottage is called 102 Deerview, Week 1 . Check-in is on Fridays at 4 p.m. ANNUAL maintenance fee PER OWNER for Deerview 102 in 2025 is \$4,538 + HST. Core (fixed) week in 2025 starts on June 20/25. Floating weeks for 2025 start on: February 21, May 30, June 20 (core week), October 17 and December 12/2025.



Maintenance fee is paid in the fall of each year for the following year but you only pay for the weeks that you have possession of the cottage. There is no HST on the purchase price. All cottages are PET-FREE and Smoke-free. Brokerage Remarks (id:6289)

Essential Information

Listing #	X12022452
Price	\$17,000
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	1052 Rat Bay 102-1 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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