

# \$39,900 - 111-8 - 1052 Rat Bay Road, Lake Of Bays (franklin)

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MLS® #X12061479

**\$39,900**

2 Bedroom, 2.00 Bathroom,  
Single Family

Franklin, Lake Of Bays (franklin), Ontario

Blue Water Acres FRACTIONAL ownership means that you share the cottage with 9 other owners but you will own yourself a 1/10th share of the cottage (your "Interval" week) and also a smaller share in the entire resort. This cottage is known as 111 Algonquin and it's a favourite at Blue Water Acres. It has 2 spacious bedrooms, and 2 bathrooms. The core summer week in 2025 will start on Aug 10/25. The cottage has a cozy propane fireplace and a screened-in Muskoka Room. You will have exclusive use of the cottage for 5 weeks of the year. The check-in day for Week 8 is Sunday. Weeks in 2025 start(ed) on Feb 2, May 11, August 10 (core/fixed week), Sept 28, Nov 23/25. The 4 floating weeks rotate each year so it's fair to all the owners. There are many amenities at Blue Water Acres: hot tub/sauna, all linens and towels supplied, kayaks, paddle boats, a beautiful sand beach, 300 ft of waterfront on Lake of Bays, indoor swimming pool, owners' gathering room with grand piano and large TV screen, games room with pool tables, ping pong table, shuffle board & foosball, fitness room, tennis/pickleball court, basketball courts, large children's playground & equipment. You can moor your own boat during your own boating season weeks. Winter tube slide, skating rink & fire pit. There is so much to do here! All cottages are pet-free and smoke-free. This is an affordable way to enjoy cottage life



without the cost or hassles of full cottage ownership. Maintenance fees include everything and are paid in the fall for the following year. The ANNUAL fee for EACH of the owners in 111 Algonquin cottage for 2025 is \$5,026 + HST. This fee can be paid in two installments, November and March. There is NO HST on the purchase price of the cottage. It's a unique way to own a part of Muskoka. Your weeks can be traded for weeks at other luxury resorts around the world. Some photos & floor plan shown are for a similar cottage but may not be identical to the subject cottage.  
(id:6289)

### Essential Information

Listing #	X12061479
Price	\$39,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

### Community Information

Address	111-8 - 1052 Rat Bay Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0A1H0

### Amenities

Amenities	Beach, Party Room, Visitor Parking, Recreation Centre, Sauna, Fireplace(s)
Utilities	Wireless
Features	Sloping, Level
Parking Spaces	2
Parking	No Garage
View	View of water, 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
Foundation	Block

### Listing Details

Listing Office	Chestnut Park Real Estate
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