

\$40,000 - 1052 Rat Bay Rd 109-1 Road, Lake Of Bays (franklin)

MLS® #X12092857

\$40,000

2 Bedroom, 2.00 Bathroom,
Single Family

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 timeshare but some think it is similar. You would own a 1/10th share of the cottage that you buy and that gives you 5 weeks of use/year. Algonquin cottage 109 has enough parking for up to 5 cars. Ownership also includes a share in the entire complex. This gives you the right to use the cottage Interval that you buy for five weeks per year: one core summer week plus 4 more floating weeks in the other seasons. 109 Algonquin is a 2 bedroom, 2 bathroom cottage. The Muskoka Room is fully insulated for year-round comfort. 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 Fridays at 4 p.m. ANNUAL 2025 maintenance fee for 109 Algonquin cottage PER OWNER is \$5026 + HST. Core week 1 for this cottage starts on Friday, June 20 and the other 4 weeks for 2025 start(ed) on Feb. 21, May 30, October 17, December 12/25. Ask for the schedule for the coming years, the floating weeks change each year. There is a main floor laundry in the Algonquin cottage. There is NO



HST on resales. All cottages are PET-FREE and Smoke-free. Ask Listing Agent for details about fractional ownerships and what the annual maintenance fee covers. Interior photos are of a similar unit but not the exact unit. All furnishings are identical. (id:6289)



Essential Information

Listing #	X12092857
Price	\$40,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	1052 Rat Bay Rd 109-1 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
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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