

\$40,000 - 116-1 - 1052 Rat Bay Road, Lake Of Bays (franklin)

MLS® #X12107211

\$40,000

2 Bedroom, 2.00 Bathroom,
Single Family

Franklin, Lake Of Bays (franklin), Ontario

BONUS! Maintenance fees for 2025 included in price!! 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 time share because you do actually own 1/10 of the cottage and a share in the entire resort. Fractional ownership gives you the right to use the cottage Interval that you buy for one core summer week plus 4 more floating weeks each year in the other seasons for a total of 5 weeks per year. 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. Algonquin Cottage 116 is a 2 bedroom cottage with laundry and is located next to a beautiful woodlot on the west side of the resort with excellent privacy. There are no cottages in front of 116 Algonquin which means it has a lovely view and provides easy access to the beach and lake. The Muskoka Room in 116 Algonquin has an extra chair, making it stand out from other Algonquin cottages, and is fully insulated for year round comfort. Cottage 116 also has an extra Muskoka chair on the deck and a private BBQ. Check-in for Cottage 116 is on Sundays at 4



p.m. ANNUAL maintenance fee PER OWNER in 2025 for 116 Algonquin cottage is \$5026 + HST payable in November for the following year. Core Week 1 starts on June 22, 2025. Remaining weeks for this fractional unit (Week 1) in 2025 start(ed) on Feb 23, June 1, October 19 & December 14, 2025 . No HST on resales. All cottages are PET-FREE and Smoke-free. Ask for details about fractional ownerships and what the annual maintenance fee covers. Deposit weeks you don't use in Interval International for travel around the world or rent your weeks out to help cover the maintenance fees. (id:6289)

Essential Information

Listing #	X12107211
Price	\$40,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	116-1 - 1052 Rat Bay Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1H2J6

Amenities

Amenities	Recreation Centre, Exercise Centre, Sauna, Visitor Parking, Fireplace(s)
Parking Spaces	4
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dryer, Furniture, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Baseboard heaters
Cooling	Wall unit
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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