

\$79,000 - 115-5 - 1052 Rat Bay Road, Lake Of Bays (franklin)

MLS® #X12401814

\$79,000

3 Bedroom, 2.00 Bathroom,
Single Family on 300.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

Blue Water Acres FRACTIONAL ownerships resort has almost 50 acres of Muskoka paradise and 300 feet of South facing frontage on Lake of Bays. This 3-bedroom Meadowvale cottage has an excellent location at the resort with a view of the lake and yet is quite private. Week 5 is a high demand week at the end of July. The Meadowvale has air conditioning and a cozy propane fireplace. Only two small steps to enter the cottage from the front door or from the lake-facing deck. Easy (and short) walk to the beach. New kitchen cupboards & appliances over the past couple of years, new linens too. The third bedroom has twin beds. Shows perfectly! This is NOT a timeshare. It is a fractional ownership which means you actually own a 1/10th share of the cottage that you buy. This includes a share in the entire resort complex and gives you the right to use the cottage Interval that you buy for one core summer week (Week 5) plus 4 more floating weeks each year in the other seasons. Some owners rent their weeks out to help cover maintenance costs. Facilities at the resort 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, paddle boats, skating rink, tennis court, playground, and walking trails. You can moor your boat for your weeks during boating season. Check-in is on Sundays at 4 p.m.



ANNUAL maintenance fee PER OWNER for the Meadowvale in 2025 is \$5,450 + HST. Core week 5 will start on July 26 in 2026 and the remaining 4 weeks in 2026 will start on January 25, April 5, May 3 and September 20, 2026 . Laundry is in the cottage. There is no HST on the purchase price. All cottages are PET-FREE and Smoke-free. Some owners deposit/trade their weeks with Interval International which lets them stay at different luxury resorts around the world. Some of the interior photos shown are for a very similar cottage but may not be identical to the subject cottage. (id:6289)

Essential Information

Listing #	X12401814
Price	\$79,000
Bedrooms	3
Bathrooms	2.00
Acres	300.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	115-5 - 1052 Rat Bay Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1H2J6

Amenities

Parking Spaces	3
Parking	No Garage
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
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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