

\$28,000 - 1052 RAT BAY Road Unit# 103-2

Listing ID: 40264447

\$28,000

2 Bedrooms, 1 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 103-2, Lake of Bays (Twp), Ontario, P1H2J6

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 although some think it is similar. 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 Interval that you buy 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 103 Deerview, Week 2. Check-in is on Fridays at 4 p.m. ANNUAL maintenance fee PER OWNER for 2023 for Deerview is

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\$4,454 + HST. Core (fixed) Week 2 in 2024 will start on Friday, June 28. Remaining week for 2023: December 8, 2023. Weeks in 2024 start on Feb 23, May 31, June 28 (fixed week) Oct 18, Dec 13. There is no HST on the purchase price. All cottages are PET-FREE and Smoke-free. Interior photos are of a similar unit but not the exact unit. All furnishings are identical. This is an amazing trouble-free way to enjoy cottage life in Muskoka. Everything is taken care of for you. All you need to do is enjoy being here and there is so much to do. Hidden Valley skiing, Arrowhead Park, Algonquin Park, world class golf, and fantastic facilities at Blue Water Acres. (id:50245)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling