

# **\$59,900 - 1052 RAT BAY Road Unit# 116-4**

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## **Listing ID: 40526396**

**\$59,900**

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 116-4, Lake of Bays (Twp), Ontario, P1H2J6

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

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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 2024 for 116 Algonquin cottage is \$4939 + HST payable in November for the following year. Core Week 4 starts on July 14, 2024. Remaining weeks for this fractional unit (Week 4) in 2024 start on March 10, June 16, Nov 3 and Dec 29/24 . 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:50245)

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