

\$54,000 - 1052 RAT BAY Road Unit# 107-3

Listing ID: 40581510

\$54,000

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 107-3, 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. 107 Algonquin is a 2 bedroom cottage located close to the indoor swimming pool and games room. The Muskoka Room in 107 Algonquin is fully insulated for year-round comfort. This is NOT a timeshare. You would actually own a 1/10th share of the cottage that you buy as well as 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. 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, 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 Fridays at 4 p.m. ANNUAL maintenance fee PER OWNER for 107 Algonquin cottage in 2024 is \$4,939 + HST. Core (fixed) week 3 for this cottage starts on July 5, 2024 and the remaining weeks for 2024 start on June 7/24, October 25/24 and December 20/24 . Note that the July and

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October weeks are not available to use this year. There is a laundry in the Algonquin cottage. There is no HST on resales. All cottages are PET-FREE and Smoke-free. Please note that interior photos are of a similar unit (all Algonquins have the same floor plan). Furnishings are almost 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.
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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling