

# \$54,500 - 1052 RAT BAY Road Unit# 118-9

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## Listing ID: 40365081

**\$54,500**

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 118-9, 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. 118 Algonquin Cottage is a 2-bedroom cottage and is located next to a beautiful woodlot on the west side with a premium hillside location. It has a lovely view of the water and provides easy access to the beach and lake. The Muskoka Room in 118 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. Ownership includes a share in the entire complex. The core week is firm, then 3 weeks are floating within each season, plus 1 week that is random, all based on a firm schedule. It is possible to trade weeks with other owners without additional fees. 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. Check-in is on Fridays at 4 p.m. ANNUAL maintenance fee PER OWNER in 2023 for 118 Algonquin cottage is \$4771 + HST.

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Core week 9 for this cottage starts on Aug 18, 2023 and the remaining weeks in 2023 start on January 27, May 5, September 22, November 7. There is laundry in the Algonquin cottage. No HST on resales. All cottages are PET-FREE and Smoke-free. Ask listing agent for details about fractional ownership and what the annual maintenance fee covers. NOTE: Exterior photos are of 118 Algonquin, however, interior photos are of a different, but identical, unit. Floor plan and furnishings are the same. (id:37775)

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Listing Office: Chestnut Park Real Estate Limited, Brokerage, Huntsville