

# \$54,500 - 1052 RAT BAY Road Unit# 107-9

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## Listing ID: 40264694

**\$54,500**

2 Bedrooms, 2 Bathrooms, 49.5 acres

Single Family

1052 RAT BAY Road Unit# 107-9, 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. 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. Ownership also 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. 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 for 107 Algonquin cottage in 2023 is \$4771 + HST. Core week 9 for this cottage starts on Aug 16, 2023 and the remaining weeks for 2023 start on January 27, May 5, September 22, and November 17/2023. There is a laundry

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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) (id:13139)

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