



**Susan Brown**  
Phone: (705) 788-4176  
Mobile:  
Fax:  
Email: susanbrown@vianet.ca

**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

**110 Algonquin - Week 6 1052 Rat Bay Road, Blue Acres, Lake of Bays, ON, P1H 2J6, Canada**

**MLS®# 40384236**



<b>Property Value</b>	\$44,900
<b>Type</b>	Cottage/House
<b>Parking</b>	1 car
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full

## Description

Blue Water Acres FRACTIONAL ownership means that you will own a 1/10th share of the cottage (your "Interval" week) and also a smaller share in the entire resort. Although this is not a time share some think it is similar. This cottage is known as 110 Algonquin and it's a favourite at Blue Water Acres. It has 2 spacious bedrooms, 2 bathrooms, a spectacular view of the waterfront, and is quite private because there is a decline in front of the cottage going down to the lower road. This cottage has some of the best views in the complex. The cottage has a cozy propane fireplace and a screened-in Muskoka Room. You will have exclusive use of the cottage for 5 weeks of the year. The check-in day for this unit is Saturday. The Core Week (Week 6) starts on July 29 in 2023. The remaining available week for 2023 will start on September 2. There are 3 other weeks for 2023 but they have been deposited into the exchange program and are not available this year. Next year you should have the use of the cottage for 5 weeks. The weeks rotate each year so it's fair to all the owners. There are many amenities at Blue Water Acres for your enjoyment: kayaks, paddle boats, a beautiful sand beach, indoor swimming pool, gathering room with grand piano, games room with pool table, fitness room and more. You can even moor your own boat at Blue Water Acres during your interval's boating season weeks. All the cottages are PET-FREE and smoke-free. This is an affordable way to enjoy cottage life without the cost or hassles of full cottage ownership. Maintenance fees include everything and are paid in the fall for the following year. The ANNUAL fee for 110 Algonquin cottage in 2023 is \$4,771 + HST. There is NO HST on the purchase price of the cottage. It's a unique way to own a share of Muskoka. Your weeks can also be traded for weeks at other luxury resorts around the world. Note that the photos of the exterior are of Algonquin 110 but interior ones may be of a similar/identical unit.



