

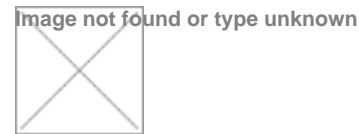


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**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

1052 Rat Bay Road Unit# 116-2, Blue Acres, Lake Of Bays (Twp), Ontario, P1H 2J6,  
Canada

MLS®# 40440145



Property Value	\$51,000
Type	House
Style	Bungalow
Living Area	921.72 sq.ft.
Lot Size Area	49.5 ac 25 - 50 acres
Bedrooms	2
Bathrooms	2 full

## Description

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 although some think it is similar. You do actually own 1/10 of the cottage. 116 Algonquin Cottage is a 2 bedroom cottage and is located next to a beautiful woodlot on the west side with lots of 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 is fully insulated for year round comfort. Ownership includes a share in the entire complex. This 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. Check-in is on Sundays at 4 p.m. ANNUAL maintenance fee PER OWNER in 2024 for 116 Algonquin cottage is \$4939 + HST. Core week 2 for this cottage starts on June 30, 2024 and the other weeks in 2024 start on Feb 25, June 2, October 20, December 15/24. There is laundry in the Algonquin cottage. 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 or rent them out to help cover the maintenance fees. (id:2469)

