

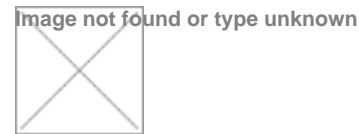


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1052 Rat Bay Road - 120 Muskokan Week 6, Blue Water Acres, Lake of Bays, ON, P1H 2J6, Canada

MLS®# 40116999



Property Value	\$95,500
Type	Cottage
Living Area	1,496 sq.ft.
Bedrooms	3
Bathrooms	2 full

Description

Blue Water Acres fractional ownerships resort has almost 50 acres of Muskoka paradise and 300 feet of South facing frontage on Lake of Bays. The Muskokan cottage is one of the newest cottages at the resort and is very close to the lake with gorgeous views.

The Muskokan has central air, a propane fireplace, forced air propane central heat & storage lockers on the lower level for your personal belongings when you're not at the cottage. This is NOT a timeshare, it is a fractional ownership - you actually own a share of the cottage that you buy which 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. Some owners rent their weeks out to help cover maintenance costs.

Facilities at the resort include an indoor swimming pool, whirlpool, sauna, games room, fitness room, activity center, 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.

This 3 bedroom cottage is called 120 Muskokan Week 6. Check-in is on Sundays at 4 p.m. ANNUAL maintenance fee for the Muskokan in 2021 is \$5,028 + HST. Core week 6 starts August 1st in 2021 & the remaining weeks in 2021 start on June 13, October 30 & December 26. Laundry is in the cottage. There is no HST on the purchase price. All cottages are PET-FREE and Smoke-free.





