

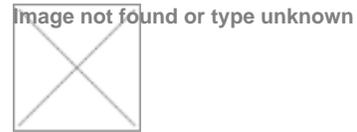


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**Chestnut Park Real Estate Limited, Brokerage**  
 32 Florence Street East  
 Huntsville, ON  
 M4T 1X3

105 Deerview - Week 5 1052 Rat Bay Road, Lake of Bays, ON, P1H 2J6, Canada

MLS®# 40360582



<b>Property Value</b>	\$29,900
<b>Type</b>	Recreational
<b>Parking</b>	1 car
<b>Year Built</b>	2008
<b>Living Area</b>	562 sq.ft.
<b>Bedrooms</b>	2
<b>Bathroom</b>	1 full

**Description**

Blue Water Acres has almost 50 acres of Muskoka paradise and 300 feet of south-facing frontage on Lake of Bays. This is NOT a timeshare; you would 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 for five weeks per year including one core summer week plus 4 more floating weeks in the other seasons. Some owners rent their weeks out to help cover maintenance costs. Rental income rates for the Deerview cottage range from \$1,659/wk to \$3,009/wk depending on the season. If it's rented through Blue Water Acres the revenue is split 50/50. If you rent it out yourself you get to keep 100% of the revenue.

Facilities 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 2 bedroom cottage is called 105 Deerview, Week 5 is the "core week".

Check-in is on Saturdays at 4 p.m. ANNUAL maintenance fee for Deerview in 2023 is \$4,310 + HST. Core week starts Saturday, July 22, 2023. Remaining weeks in 2023 for this unit start on: March 11, June 17, November 4 and December 30 . All cottages are PET-FREE and smoke-free. HST is included in the price.



