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

1052 RAT BAY Road Unit# 108-8, Lake Of Bays (Twp), Ontario, P1H 2J6, Canada

MLS®# 40517162



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Property Value	\$61,950
Type	House
Style	Bungalow
Living Area	958 sq.ft.
Lot Size Area	49.5 ac 25 - 50 acres
Bedrooms	2
Bathrooms	2 full

## Description

Blue Water Acres FRACTIONAL ownership means that you share the cottage with 9 other owner's you will own a 1/10th share of the cottage (your Interval week) and a smaller share in the entire resort. It's NOT A TIMESHARE. This cottage is known as 108 Algonquin and it's one of three cottages OFFERING THE BEST BEACH/LAKE VIEW at Blue Water Acres; it has private and guest parking, hi-speed internet, good cell service, 2 spacious bedrooms, 2 bathrooms, washer & dryer, cozy propane fireplace in living area, large dining area with full equipped kitchen and large screened in Muskoka Room. You will have exclusive use of your cottage for 5 weeks of the year. Check-in day for 108 Algonquin is Saturday and the Core Week (Week 8) in 2024 starts on August 10. The four other floating weeks rotate each year so it's fair to all the owners. Remaining weeks for 2024: January 27, May 4, September 21, November 16/24. Included for your enjoyment; beach chairs, kayaks, paddle boats, a 300' sand beach, tennis and badminton courts, playground, indoor swimming pool with change room & sauna, gathering room with grand piano, games room with pool tables, fitness room, tubing hill, skating, walking & snowshoe trails and more. You can even moor your own boat at Blue Water Acres for your weeks during boating season. All the cottages are pet-free & smoke-free. This is an affordable way to enjoy cottage life without the cost or work of full cottage ownership. Annual Maintenance fees INCLUDE EVERYTHING and are paid November for the following year. The ANNUAL maintenance fee for each owner in 108 Algonquin cottage in 2024 is \$4,939+HST. There is NO HST on the purchase price. It's a unique way to own a share of Muskoka on Muskoka's second largest lake. Your weeks can also be traded for weeks at other luxury resorts around the world through Interval International. Or you can rent your weeks out either through Blue Water Acres or on your own. \*Interior images shown are similar to cottage interior. (id:2469)









