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**103 Deerview - Cottage Week 6 1052 Rat Bay Road, Blue Water Acres, Lake of Bays,
ON, P1H 2J6, Canada**

MLS®# 40081998



Property Value	\$48,477
Type	Cottage/Recreational
Living Area	494.18 sq.ft.
Bedrooms	2
Bathroom	1 full

Description

Blue Water Acres has almost 50 acres of Muskoka paradise and 300 feet of frontage on Lake of Bays and is offering NEW fractional ownership of one of many different Interval weeks in three different styles of detached four-season cottages.

This is NOT a time share, 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 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.

There is a high demand for rentals this year and all of the new units are rented for the summer week this year. If you buy a unit now and want to use it for your core summer week this year there is a possibility that the renters would be willing to switch to another time or another cottage. Or you could collect the rental income yourself for the summer week. Rental rates for Deerview cottage range from \$1579/wk to \$2859/wk depending on the season. If your unit is in the rental program with Blue Water Acres the revenue is split 50/50. If you rent it yourself you keep 100% of the revenue.

Facilities include 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 103 Deerview, Week 6. Check-in is on Fridays at 4 p.m. ANNUAL maintenance fee for Deerview is \$4,194 + HST. Core week 6 (presently rented out) starts July 29 in 2021 & remaining weeks in 2021 start on: June 17, November 4 & December 30. Owners of Deerview are given tokens and laundry detergent to use in the common area building. Purchase price includes HST. All cottages are PET-FREE and Smoke-free.

