

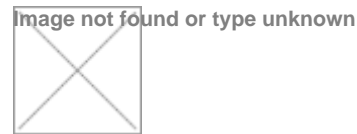


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**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

**119 Meadowvale Week 1 1052 Rat Bay Road, Blue Water Acres, Lake of Bays, ON, P1H 2J6, Canada**

**MLS®# 40082760**



<b>Property Value</b>	\$78,987
<b>Type</b>	Cottage/Recreational
<b>Living Area</b>	1,112.79 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

## Description

Blue Water Acres has almost 50 acres of Muskoka paradise and 300 feet of south facing 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.

All cottages have a propane fireplace. 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 Interval (fractional) units are rented for the summer week in 2021. 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. Rental rates for Meadowvale cottage range from \$2,029/week to \$3,489/week 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 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 119 Meadowvale Week 1. Check-in is on Saturdays at 4 p.m. ANNUAL maintenance fee for Meadowvale is \$4,944 + HST. Core week 1 (presently rented out) starts June 21 in 2021 & remaining weeks in 2021 start on: May 8, September 25, & November 20. There is a laundry in the Meadowvale cottage. Purchase price includes HST. All cottages are PET-FREE and Smoke-free.





