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Chestnut Park Real Estate Limited, Brokerage
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132 Algonquin Week 7 1052 Rat Bay Road, Blue Water Acres, Lake of Bays, ON, P1H 2J6, Canada

MLS®# 40084011



Property Value	$71,077
Type	Cottage/Recreational
Bedrooms	2
Bathrooms	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 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 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 Algonquin cottage range from $1,859/wk to $3,169/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 132 Algonquin Week 7. Check-in is on Fridays at 4 p.m. ANNUAL maintenance fee for Algonquin is $4,593 + HST. Core week 7 *(presently rented out)* starts August 6th in 2021 & the remaining weeks in 2021 start on: June 18, November 5 & December 31. There is a laundry in the Algonquin cottage. The purchase price includes HST. All cottages are PET-FREE and Smoke-free.






































