

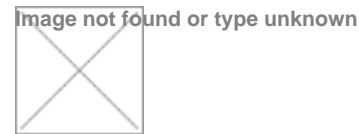


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**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
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M4T 1X3

**1052 Rat Bay Road - 112 Meadowvale Week 1, Blue Water Acres, Lake of Bays, ON, P1H 2J6, Canada**

**MLS®# 40117655**



<b>Property Value</b>	\$59,999
<b>Type</b>	Cottage
<b>Living Area</b>	1,354 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

### Description

Blue Water Acres fractional ownerships resort has almost 50 acres of Muskoka paradise and 300 feet of South facing frontage on Lake of Bays. The 112 Meadowvale cottage is one of the nicest at the resort and has a lovely view of the lake.

All cottages have a propane fireplace. This is NOT a timeshare, it is a fractional ownership - you 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.

Facilities at the resort 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 3 bedroom cottage is called 112 Meadowvale Week 1. Check-in is on Saturdays at 4 p.m. ANNUAL maintenance fee for the Meadowvale in 2021 is \$4.944 + HST. Core Week 1 starts June 26 in 2021 & the remaining weeks in 2021 start on Sept. 25 & November 20. Laundry is in the cottage. There is no HST on the purchase price. All cottages are PET-FREE and Smoke-free.







