

\$39,900 - 108-8 - 1052 Rat Bay Road, Lake Of Bays (franklin)

MLS® #X10898413

\$39,900

2 Bedroom, 1.00 Bathroom,
Single Family on 25.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

Blue Water Acres FRACTIONAL ownership means that you share the cottage with 9 other owners 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 2025 starts on August 9. The four other floating weeks rotate each year so it's fair to all the owners. Remaining weeks for 2025: February 1, May 10, September 27, November 22/2025 . 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 2025 is \$5,026+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. (id:6289)

Essential Information

Listing #	X10898413
Price	\$39,900
Bedrooms	2
Bathrooms	1.00
Acres	25.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	108-8 - 1052 Rat Bay Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1H2J6

Amenities

Amenities	Golf Nearby, Party Room, Visitor Parking, Fireplace(s)
Utilities	Wireless
Features	Wooded area, Rolling, Dry, Level
Parking Spaces	4
Parking	No Garage

View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Outdoor pool, Indoor pool, Inground pool

Interior

Appliances	Water Heater, Dishwasher, Dryer, Furniture, Microwave, Oven, Range, Satellite Dish, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Baseboard heaters
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Foundation	Block

Listing Details

Listing Office	Chestnut Park Real Estate
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Listing information last updated on October 16th, 2025 at 2:01am PDT