

# FRACTIONAL PROPERTIES UNDER CONSTRUCTION

Article By Don McCormick

Has the high cost of Muskoka vacation properties – the highest in eastern Canada – forced you to abandon your dream of owning a waterfront cottage in Muskoka?

Or, do you already own a cottage but with your children all grown and the with the traveling you're now doing you don't use it very much anymore?

Or, as you've grown older, has the maintenance of a cottage become too much for you? A new concept in ownership that was first used in Ontario in 1998 –fractional ownership –may be the solution for you.

To understand how fractional ownership works, imagine buying a condominium along with a few other families. You would own a part, a fraction of the condo with a deed or equity shares. This would entitle you to use the unit for a fraction of the year, usually at least one week per season.

The common property – the land, clubhouses, boathouses and so on – would be owned, administered and maintained by a board of directors elected from among the property owners. A maintenance fee would be charged to all the property owners to cover the taxes, insurance, lawn and garden care, snow removal



Photographs: Don McCormick

Construction is under way at Landscapes near Baysville offering two and three bedroom floor plans.

and so on. The maintenance fee would be set by the board. This, in a nutshell, is fractional ownership.

The advantages of the concept are that you pay only a fraction of the total cost of the unit putting a luxury vacation home within your reach.

If you will use a vacation property for only a few weeks a year, then that is all you pay for.

All the maintenance is done by paid workers freeing you from doing these chores. The costs are shared by all the property owners

through the maintenance fees.

Most fractionals have an exchange program. This enables a property owner to exchange some or all of their time at the development they bought into, for time at another development at some other part of the country or the world.

This is usually done through a company that specializes in arranging such exchanges. Companies like Registry Collection, RCI, Intrawest and Interval International provide the service for an annual fee.

The fee for the first couple of years is often included in the original price. After a couple of years, the owner has to pick up the fee – about \$250 per year – if they want to continue the service.

Traders Crossing is one such development on Lake of Bays. Twenty standalone cottages in two different styles will be built on a 32-acre block of land. They will range in size from 2,300 to 2,400 sq. ft. with three bedrooms and three and a half bathrooms.

The property slopes fairly steeply up from the shoreline so all the cot-

*Continued on Page 11*



Traders Crossing will afford owners a magnificent view of the lake and access to 1,200 feet of lake frontage on a 32-acre site.

*Continued from Page 8*

tages can be positioned on hillsides to take advantage of the lake view. As well, there will be a large wharf on the lakefront, recreation trails, a lodge with party rooms, fireplace, verandas, games room and theatre and an outdoor pool.

One of the unique features of the development is that it is located adjacent to about 100 acres of Crown land with access to about 1,200 ft of lake frontage.

Also on Lake of Bays, just east of the village of Baysville is The Landscapes. This development is well under way with some units completed and occupied. At build-out, in about five years, there will be 64, two and three bedroom units of 2,200 to 2,300 sq. ft.

Amenities will include a pool, a fitness centre, a welcome centre, a clubhouse and a shoreline boardwalk.

One of the unique features of this development is that it, and the village of Baysville, will be serviced by a new, state-of-the-art water and sewage treatment system built by the District of Muskoka on property donated by the The Landscapes. Perhaps you'd like to be a little

further north than Huntsville. Beaver Point Four Seasons is located in the town of South River. Twenty-two True North log homes will be built on a four and a half acre block of land.

There will be three different styles of two or three bedroom buildings. There will also be a common waterfront on the river for the use of the residents and storage facilities for boats, snowmobiles and the like. The town of South River and the amenities it provides is just a walk away.

This development is unique in that it is very strategically located only about 20 km from the western boundary of Algonquin Provincial Park.

If you're looking for quiet cottaging at the southern boundary of northern Ontario, then The Lodge at Pine Cove may be for you. This development is located on the French River about an hour and twenty minutes north of Parry Sound.

It is built on the site of a 1930s fishing lodge. The whole area is mainly provincial park, Crown lands and aboriginal reservation

*Continued on Page 12*

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**Continued from Page 11**

lands. Development is only allowed on the footprint of previously existing buildings.

The original lodge and 12 stand-alone cottages have already been completely rebuilt with future plans for another five. They were built in the 1930s style, each one of a different design. They are about 800-1300 sq. ft. and come in one, two and three bedroom configurations. The cottages are only feet from the water – in the original footprint – along the 1,800 ft of river frontage.

The plan calls for a lodge with a full-service restaurant and bar, a library, decks, a billiard table and a party room. There will also be a cottage club for social functions, a laundry and storage building and a Bunkie for overflow guests.

Affordable pricing, proximity to the GTA and a relatively low level of present and future development make the Lodge at Pine Cove an excellent choice for “old style” cottaging.

Returning to Muskoka, the Muskoka Resort Club is located on Lake Joseph near Port Carling. About 35 units will be built on a 34-acre block of land. These will be



Photograph: Darren Lum

**Buying a fractional property at Rocky Crest Golf Club entitles owners to a prestigious ClubLink membership with worldwide privileges.**

semi-detached, two-storey, three-bedroom, three-bathroom units of about 1,700 sq. ft. on the ground floor. Larger units are being designed for the second phase of the development.

The Boathouse, at the water's edge, will house a fitness centre and spa, a barbeque deck and a 240-foot long dock. In the third phase, a clubhouse with the reception area and a large lounge and fireplace, a games room, a billiard table, a the-

atre and electronic games will be built. There will also be two covered tennis courts and a natural pool.

An elegant entrance way under a canopy of mature trees, a broad sandy beach and panoramic views up the lake will be the hallmarks of this development.

Touchstone is located midway between Bracebridge and Port Carling on Lake Muskoka. This 30-acre site will contain 75 units some being three and four bedroom “cot-

tages” arranged in four-plex pods and others being two and three bedroom villas. Phase one is currently underway with occupancy slated for 2007.

Each cottage will be between 1,650 and 2,000 sq. ft. and will have between 400 and 600 sq. ft. of decks and Muskoka Rooms. The villas will be two and three bedroom units.

They are continuing to service the site and hope to have the first 25 units completed in late spring or summer of 2007.

Amenities will include a spa, a fine-dining room, a fitness centre, a boathouse with all the non-motorized water “toys,” boat slips, tennis and sport courts, a sand beach, an infinity pool and a skating rink in winter.

With 3,000 feet of shoreline, this development bills itself as “the last great expanse of Muskoka shoreline.”

If you're a golfer, then the Lakeside at Rocky Crest may be what you're looking for. Buying a fraction in the luxury vacation property here entitles you to a \$45,000 ClubLink membership in the Rocky Crest

*Continued on Page 14*

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MUSKOKA ROAD 117 BETWEEN BAYSVILLE AND DORSET



Photograph: Matt Selzer

The Muskokan, located on the south side of Lake Joseph, features luxury cottage villas with external decking with luxury amenities.

**Continued from Page 12**

Golf Club, ranked number five in Canada by the *Globe and Mail*.

It also provides access to 39 other ClubLink courses in Ontario and Quebec and to over 250 ClubLink courses worldwide.

Touchstone will also have a fitness centre, a spa, two pools, tennis and basketball courts, a beach volleyball court and access to two lakes – Lake Joseph and a private, non-motorized lake.

Diamonds Edge Muskoka also has golf as a focus. It is located on a 19-acre site adjacent to the golf course Diamond in the Ruff. There will be 15, post-and-beam, three-bedroom-two-bathroom, Normerica cottages in the development.

A lifetime golf membership is part of the package with two fixed weeks during the golf season.

All the amenities of the golf course – clubhouse, state-of-the-art teaching range, CPGA golf pro on site, fine-dining room, fashion bou-

tique – as well as nature trails are available to the members.


There will be three phases to the development with phase one occupancy scheduled for May 2007. You will be able to “live your passion” in this golf/cottage community.

You want more than just golf? The Cottages at Port Stanton envisions 14 units on a two-acre block of land that will have full access to a full-service resort – Bayview Wildwood Resort – that has over 100 years of history in the Muskoka resort business.

Indoor and outdoor pools, hot tub, games room, squash and tennis courts, dining room and so on will all be at an owner’s disposal.


The units are semi-detached, 1784 to 2018 sq. ft., two and three bedroom cottages. Phase one is just underway.

With choices such as these, a Muskoka vacation home on the waterfront may have just come back onto your radar screen.




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**\$459,000 Eagle Island - Kawagama Lake**



Total of 385 feet lakefront on 2 sides of island with choice of exposures is the perfect setting for this 1200 sq.ft., 3 BR, 2 bath cottage on Eagle Is. Nice warm interior spaces and an oak kitchen. An extra cabin on the site is perfect for guests. A deeded parking space on the mainland adds to your carefree enjoyment of this great cottage property.

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