

Bala Park Island Cottage-Lake Muskoka- Rental Information

1. General Description

This comfortable and cosy, insulated 3 bedroom cottage is located on an island in the Heart of Muskoka. A spectacular eastern exposure on level property faces wide-open view of scenic water, rocky shoreline and forest. This property offers splendid sunrises, excellent swimming and easy access to public landing and parking. The beautiful pine cottage features a large screened muskoka room, pine floors, ceilings and walls and beautiful pine kitchen cabinets. Mainland is a 5-minute boat ride to the landing; a 10-minute ride will take you to Bala by car or boat. Enjoy the lake view from front or the woods from the back deck.

2. Waterfront Lot Description

Frontage 93 ft, shallow/deep entry lot is wooded, level around the cottage, very gentle slope from cottage to lake and only 5 steps to the dock. Swim and boat from the spacious 35-ft dock with walk-in access to the lake plus deep water for diving. Step from side of dock onto a sheltered beach, with sand bottom water, is excellent for children, who can be watched from the large screened porch. Shoreline is rock with boulders and well treed for shade and privacy. The land surrounding the cottage is level with access to hiking trails behind the cottage and along the island. Lovely island-dotted, open lake view, mainly a south-east exposure features glorious sunrises. Spectacular sunsets can be enjoyed from nearby Bala Bay. Other activities include swimming, fishing, sailing, and kayaking or just relax in the Muskoka chairs and admire the view.

3. Room Layout Description

Bungalow style cottage (1100 sq. ft): LR - open to kit/dr, 'L' shaped with open high ceilings in all rooms. Kitchen – Well equipped with modern stove, fridge, microwave, washer and dryer and island sink facing the lake. Table seats 8, Vermont Casting wood stove, 3 Bedrooms - (1) queen, pine wood floor, (1) db, pine wood floor, (2) twin beds, pine wood floor. Ideal for 6 persons with additional sleeping on a double futon. Bathroom-1- 3 pce bathroom. A splendid large screened Muskoka Room faces onto the east lake view.

4. Includes: Furnishings, HDTV, DVD player, CD player, VCR, Propane BBQ, dishes, cutlery, cleaning supplies, pillows, blankets, books, magazines, selection of DVD's, cards and games, access to high speed internet, propane (1 tank).

Free car parking, boat parking and free boat launching at the Whiting Rd. landing.

5. Bring your own: Sheets, towels, linens, food, drinking water, toilet paper, napkins, paper towels, and toiletries.

6. Linen and Towels

Not included but are available for \$50. per room (1 set per room)

7. Availability

May 1st to October 31st

8. Cleaning

Clients are expected to leave the cottage in the condition it was in, upon their arrival and are responsible for cleaning of the cottage before they leave and for removal of their garbage and recycling or a cleaning fee of \$150. Any cleaning, breakage or damage to cottage inventory or property will be deducted from the deposit.

9. Rates

Deposit

Deposit due to confirm reservation \$500.00 using interac email transfer, money order, certified cheque or bank draft 30 days in advance or on booking if under 30 days.
Balance due on arrival.

Damage Deposit: \$500. cash or certified cheque is required on arrival. This will be retained as a damage deposit and returned after inspection of property following rental period.

Payment

Cash Certified Cheque Interac Cheque (2 weeks days in advance)

Interac Payment: [.http://www.interac.ca/consumers/faqs.php#emt](http://www.interac.ca/consumers/faqs.php#emt)

10. Optional Equipment Available

Canoe

2 Kayaks

CL16 Sailboat (for experienced sailors)

Adult life jackets; lifejackets for children should be provided by the rental family.

11. Capacity: 6 people (Names and ages of occupants must be provided). Teens and young adult groups not accepted without suitable adult accompaniment. This cottage is ideally suited for a family of up to 6 people. Additional guests may be included with permission for \$50. per night.

12. Check in times

Sunday at 6pm to Sun. 4:00 pm (7 days)

Sunday 6pm.to Fri. 4pm. (5 days)

Friday 6 pm to Sunday 4 pm (2 nights)

Friday 6 pm to Monday 4 pm (3 nights)

Open to some negotiation.

13. Restrictions

No Smoking on the property.

No pets (inquire if pet is non-allergenic)

14. Noise and Behaviour: Occupants should be respectful of other cottage neighbours and keep noise levels in a moderate range. **Daytime or Late night loud parties will not be tolerated.**

15. In Bala, Gravenhurst and Port Carling: Groceries, clothing and gift shops, LCBO, Beer Store, water, gas, marinas, water-ski show, antique shops, art classes and galleries, golf...and more are available.

16. Directions from Toronto to Bala: North on 400 to Barrie (1 hour) Take 400 towards Parry Sound. Exit at Regional Rd. 38- Go Home Lake and Bala. Go east for 18 km to Bala. Distance is approximately 180 km or 2 hours from Toronto.

17. Directions to Landing from Bala: Take Hwy 169 south from Bala for 5 km to Torrance Rd. East Bay Rd. Turn left off 169 and travel for 2 km. (follow signs for Camp Crossroads) Just past Camp Crossroads turn left at Whiting Rd. and continue .5 km to the Whiting Beach Rd. public landing and parking. The time to travel from Bala by car to the landing is 8 minutes. The boat ride is less than 1 km to the cottage. Guests may call by cell phone or at the pay phone in Torrance by the Antiques store for your pick up at the Whiting Rd. landing dock.

18. Directions to Island: If you have your own boat, head west from the dock to the north end of island directly in front of the landing dock (.5 km). Continue past the island and veer slightly left towards the dock with the white with the boat port on the dock. Heron Cottage is 79M8 one cottage to the left. Map available. Preselected time can be arranged to boat taxi to the cottage.

19. Transport to the Island

Transportation to the Island may be arranged with cottage owner-two round trips included if required. Additional trips may be arranged for \$20. round trip. I would however suggest a boat rental for 3 days if you are staying for a week for some trips around the lake to Port Carling and Bala, or for tubing or water skiing.

20. Bring your Own Boat

Launching facilities and parking are free for boat owners.

Local boat rental is available at Bala Cove Marina. www.balacovemarina.com or 705-762-1553

Boat drivers must have a license. <http://www.powerboatexam.com/>

21. Rates

High Season

\$1800. per week/ \$7000. Per month/ Weekends \$300. per night-minimum 2 nights

Low Season

\$1500. per week/ \$5000. Per month/Weekends \$250. Per night-minimum 2 nights

22. Special and Holiday Weekends

\$900. For 3 nights (minimum stay)

May-Victoria Day Weekend

Sept-Labour Day Weekend

Oct-Thanksgiving Weekend

\$700. For 2 nights

Cranberry Festival Weekend

\$600. For 2 nights

23. Policies & disclaimers

Ideal for one family of 6 max. Renters will assume responsibility for replacement costs involved in damage to cottage, contents, cabin, boats/motor.

Renters will be legally liable for injuries to themselves or others including accidents caused by the boats or motor.

24. NOTE: All applications require you to send a signed copy of the 'Terms and Conditions' with your payment(s) to hold booking. All cheques must be sent together, post dated as appropriate.

25. Owner: Shari and Ken Lundy

Cottage Phone: 705-762-1673

Toronto Phone: 416-239-0523

Cell Phone (Shari): 416-558-7427

26. Local Services

Golf: Taboo Resort 25 Km, Beaver Run 10 km.

Hospital: Bracebridge, 50 Km

Shopping: Bala, 8 Km; Gravenhurst 25 km; Port Carling, 25 km.

Nature Trails: Hardy Lake 2 km. Torrance Barrens 10 km. Bala Park Island trails

Airport: Bracebridge 50 km.

27. Activities and Attractions

Outdoor Activities: Swimming, hiking, sailing, golfing, kayaking and canoeing. Located near trails Hardy Lake, Torrance Barrens trails ideal for walking where herons, loons, deer and wildlife are often seen.

Indoor Activities: Reading, board games, cards, and Steamship cruises.

Shopping: Gift stores, art galleries, antique shops, markets, marinas and major chain stores in nearby towns. Historic sites include: The Kee, Bala Museum, Norman Bethune House, Santa's Village, historic resorts and Muskoka Steamships and cruises.

Boating: Heron Cottage is located on a Lake Muskoka; part of a three lake system, with hundreds of miles of waterways to enjoy.

28. Muskoka Web Sites

www.doitinmuskoka.com

www.bala.net

www.experience-muskoka.com

www.realmuskoka.com

www.discovermuskoka.ca

www.redleavesmuskoka.com