



LAKE VIEW
ESTATES

A Premier Private Lake Community at the Top of the Pocono Mountains

PoconoLakeview.com | 570.842.2705 | Lakeview Estates | Gouldsboro, PA

A Four-Season Community



Lakeview Estates is a private, peaceful lake community of fewer than 100 homes nestled between Lake Watawga and 400,000 acres of state forest. Lakeview Estates offers the opportunity to live in your dream home in a scenic wooded setting.



At a Glance

- » Lake Watawga is a quiet, 150-acre, non-power boat lake
- » Premier custom homes on 1 acre wooded lots
- » Professionally-managed community amenities
- » Private nature trails connecting to miles of trails through Tobyhanna State Forest
- » Located in the North Pocono School District, one of the best school districts in the region
- » Just two hours from New York City and Philadelphia

Right outside your door, you can find complete solitude - hiking in the woods, paddling the marsh, fishing on the lake, or just relaxing on your deck. You would never know you were just two hours from New York City or Philadelphia, and a short drive from many major attractions.

Experience the middle-of-nowhere and everywhere all at once

State Parks:

Delaware Water Gap, Promised Land, Lehigh Gorge, Hickory Run, Big Pocono, Tobyhanna, Gouldsboro

Golf Courses:

JackFrost National, Buck Hill Falls, Skytop Lodge, Pocono Farms

Ski Slopes:

Montage, JackFrost/Big Boulder, Camelback, Elk Mountain, Shawnee

Fun for all ages:

Water parks at Kalahari, Great Wolf Lodge, and Montage; minor league baseball and ice hockey; Mt. Airy Casino; Pocono Raceway

Shopping:

"The Crossings" Premium Outlet Mall, Farmer's Markets, crafts and antiques

Culture:

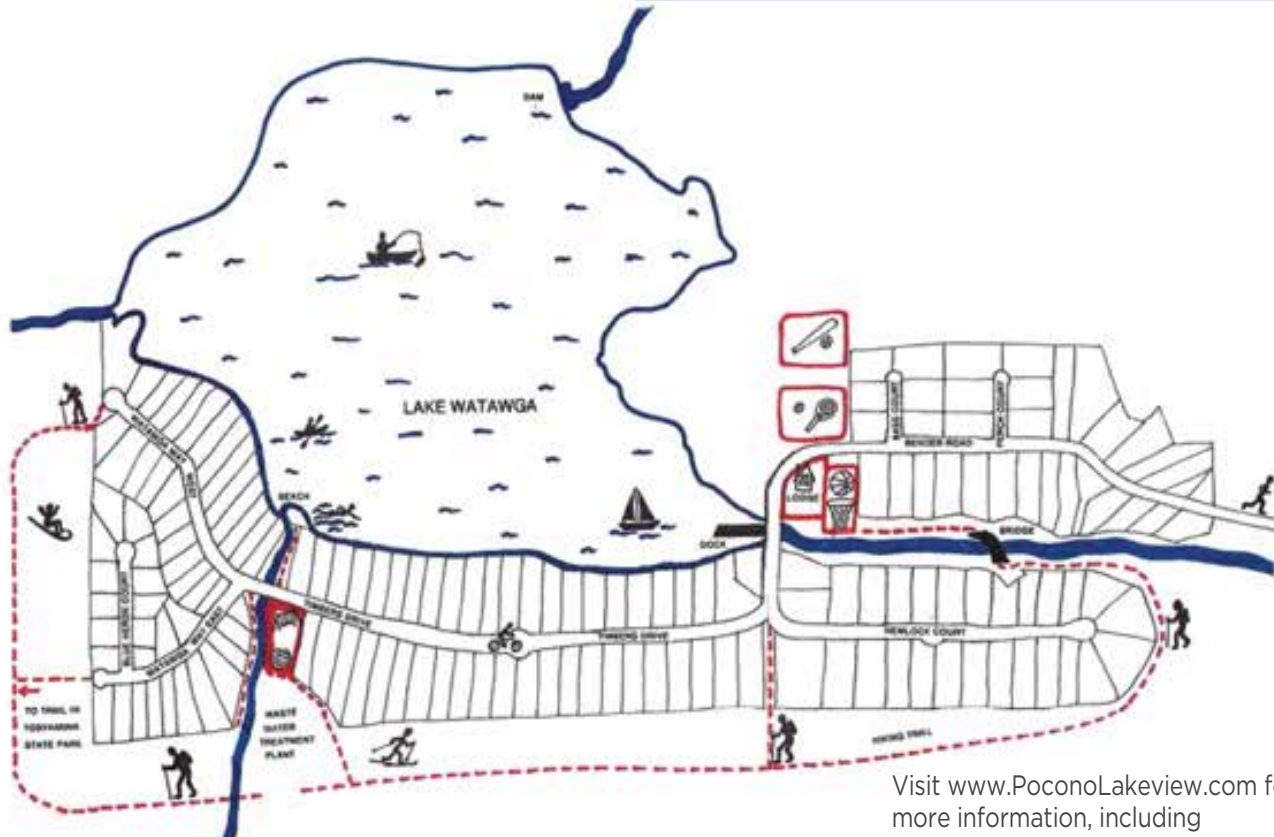
Major Universities, performance venues, Steamtown National Historic Site, and ethnic festivals all summer long

Lake Quality Mountain Living

Lakeview Estates is a professionally managed and privately owned community of neighbors who respectfully enjoy their surroundings all year long. Its suite of services and amenities include:

- » A picturesque, 150 acre, catch-and-release, non-powered lake
- » Miles of private nature trails, featuring no ATVs
- » Tennis, basketball, volleyball courts, and playground
- » White sand beach and boat racks
- » Community Lodge available for private events
- » Central sewer privately maintained
- » Single-stream recycling and trash removal

**“The best decision
you’ll ever make
for you and your family.”**



2.5 miles of private, natural trails

Visit www.PoconoLakeview.com for more information, including available lots and properties



“Fantastic, quiet lake and beautiful, well-governed community. You can feel the pride the owners have in what is the best kept secret in the Poconos.”

- Pocono Realtor

“Nothing helps me prepare for the week ahead like recharging my batteries here.”

- Lakeview Estates Homeowner

