



www.PoconoLakeview.com  Lakeview Estates – Gouldsboro PA

Fast Facts

Community Overview:

- **Origin:** formed by Declaration in 1990
- **# Lots:** 134 in developed area, 26 of which remain for original purchase
- **# Homes:** 86 [minimum size: 3 bedrooms, 1,500 square feet living area]
- **Av. Lot size:** 0.86 acres
- **School District:** North Pocono
- **Governance:** Homeowners Association led by 5 directors elected by Owners since 2015
- **30-year capital plan** with reserves invested pursuant to written investment policy
- **Bordered by 40,000 acres of state park (Tobyhanna) and game lands**

Amenities:

- Private, 150^{+/-}-acre pristine mountain lake feeding the Lehigh River - no gas-powered boats
- White sand beach
- Children's playground (installed 2016)
- Tennis, basketball, and volleyball (sand)
- Softball/soccer field
- Sledding and toboggan hills
- 2.5 miles of trails within the community – no ATVs – connecting to 5 miles through Tobyhanna State Park
- Community Lodge available for parties

Infrastructure:

- Professionally managed
- 2.5 miles of private roadways
- Association-owned sewer system professionally operated and maintained by Aqua America
- Individual wells
- Cable via Blue Ridge Cable
- Trash and recycling within the community

Annual Assessment (2018) (per lot, with or without dwelling) (third year without increase)

- **Annual Dues:** \$ 1500
- **Sewer Fee:** \$ 700
- **Capital Charge:** \$375

For information about available lots, contact:

Jolen Brennan, Realtor

The Agency Real Estate Group

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