

# 173-175 Lakeside Lane, Albrightsville PA 18210

Parcel# 1 : 21A-21-C418 (LOT#418)

Parcel # 2: 21A-21-C419 (LOT#419)

TAX ID #'s: 21A-21-C418 & 21A-21-C419

ANNUAL TAXES: \$200/LOT

ANNUAL HOA FEES: \$350 per Lot (Unimproved Land)

450 Feet to Placid Lake, Situated at the corner of Sunrise Lane and Lakeside Lane (Birch Road) inside of Holiday Poconos.

Lot Dimensions : 204 Ft Wide X 202 Ft Deep

Total Land Area: 41,208 Sq Ft

THIS IS RAW LAND - 1 ACRE between both parcels....NO PERC TESTING DONE, NO WELL, NO SEPTIC, NO ELECTRIC.....DOES NOT GET ANY CHEAPER THAN THIS. ALL DETAILS ON THIS LISTING. For a more interactive illustration of the parcel you can

visit Carbon County Website & utilize the county GIS Parcel Viewer Tool to see exactly what the lot entails, reference the parcel number listed above. Selling the land without plans or permits, it will be up to the buyer to obtain the proper plans and permits for building.

Holiday Pocono has a fabulous HOA, ton's of amenities, Lake access, playgrounds, basketball courts, all year round recreation. An excellent getaway. Ton's of beautiful homes in this development. Close to Towamensing Trails, Jim Thorpe, & a number of other POCONO area attractions. I will not be there to show the lot to you.

Settlement will be held in Jim Thorpe at the Carbon County Recorder of Deeds Office. I will prepare all paperwork for closing at no additional cost. Transfer and closing costs will be roughly \$6-700.

**Asking Price: \$16,000**



