



**No one knows Lake Hopatcong
like Chris Edwards!**

Office 973 598 1008
Cell 973 400 9540
www.mrlakehopatcong.com

Lakefront Real Estate

RE/MAX
Town & Valley II

**3.48 acre lake front lot with more than 265 feet of frontage,
deep water, sunset views, city water and city sewer!**

★☆☆ UNDER CONTRACT ☆☆☆



Mt Arlington, NJ 07856

Listing #:3868288

Price: \$2,000,000

Style: Land

Lot Size: 3.48 acre

This may be the largest lake front property with city water and city sewer on Lake Hopatcong that does not have a home on it.

It's a beautiful, main lake setting with deep water and sunset views. What makes it even more interesting are the tax records. The tax report shows a Windemere Ave. address and the tax map shows Hillard Rd. and Logan Way also leading to the property. This means there may be potential for development in addition to this being a sensational property to build a single-family home. The seller has provided comments regarding the local property owners' association. The seller states "must provide access to the homes in the original tract. Can charge a fee. 162 homes and approximately 170 garden apartments." The seller also states "terminated lease with M.A.K.P.O.A." This is a fabulous lake front property and a rare opportunity for some lucky buyer to take advantage of. Contact Chris Edwards to schedule a tour of this beautiful lakefront property. Chris has been boating on Lake Hopatcong for more than 50 years and has sold more than 250 lake front homes. No one knows Lake Hopatcong like Chris!



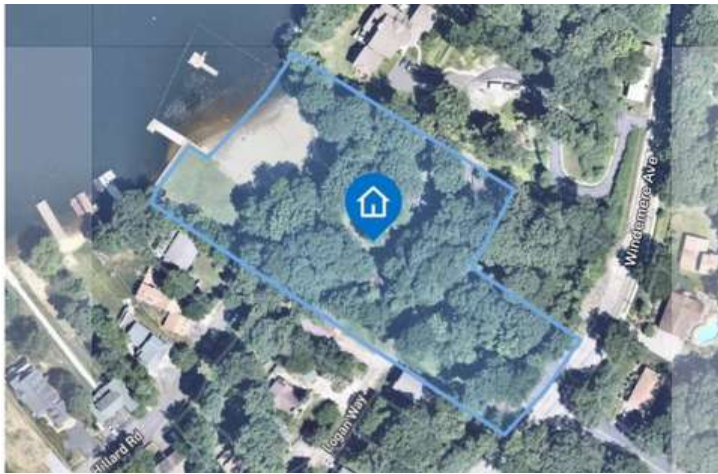
Prime lake front lot on Lake Hopatcong

This 3.48 acre property is huge and offers potential for development.



Aerial view

The lake frontage measures more than 265 feet and includes this beautiful beach.



Tax report

The tax report shows this property is accessible from three different roads.



Deep water

The main lake location is great for swimming and boating.



Picnic area

A large portion of this property is level with the water a few easy steps away.



Sandy beach

Not many lake front properties have a beach as nice as this one.



Main lake views

The Fourth of July fireworks will be right in front of you.



Sun and shade

There are many areas to relax in the shade.



Peaceful setting

Mature trees create an inviting, natural environment



So much land

This photo was taken looking away from the water towards Windemere Ave.



Wow

The sandy beach covers just a portion of the total lake frontage.



Long, incredible views

The main lake views are some of the best anywhere on the lake.



Less than a one-hour drive from NYC!

New Jersey's largest lake is a short trip from the city either by car, bus or train.



Lots of possibilities

Here you can see the lake frontage on the left and Windemere Ave on the right. Hillard Rd and Logan Way also lead to the property. Legal action between the owners and M.A.K.P.O.A. began on 10/5/2023.



A real estate advertisement for Christopher J. Edwards. It features a circular portrait of Christopher J. Edwards wearing sunglasses. Below the portrait, it says "Christopher J. Edwards" and "RE/MAX". The advertisement also includes a scenic view of a lake with a wooden dock extending into the water. At the bottom, there is a circular logo for "LAKE FRONT HOMES AT LAKE HOPATCONG" and the text "www.mrlakehopatcong.com" and "(973) 400-9540".

