



No one knows Lake Hopatcong  
like Chris Edwards!

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Lakefront Real Estate

RE/MAX  
Town & Valley II

**Vintage lakefront summer cottage on "Raccoon Island"  
less than one hour from New York City!**

★☆☆ **PRICE REDUCED** ☆☆☆



**Jefferson Twp., NJ 07849**

**MLS: 3927459**

**Price: \$499,000**

**Style: Lake Style**

**Bedrooms: 4 Full**

**Bathrooms: 2**

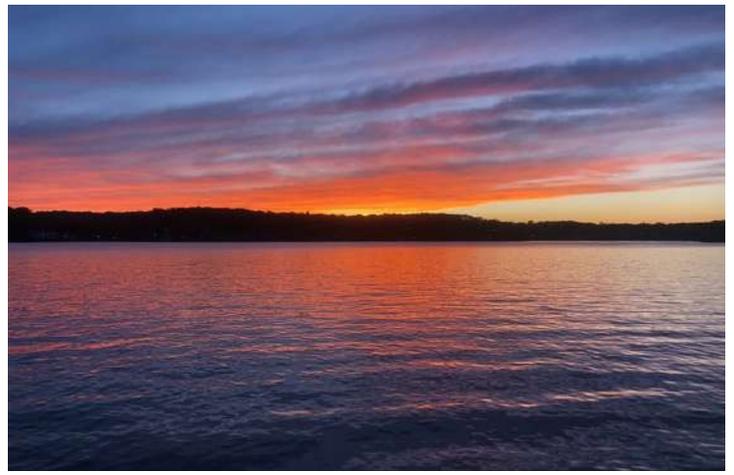
This vintage lakefront summer cottage is located on Raccoon Island, less than one hour from New York City! This is the only island on Lake Hopatcong with a ferry. You simply drive your car onto the ferry, and you're easily transported from the mainland to the island. This is one of the reasons why many people have been Raccoon Island homeowners for decades. Having to travel to your home by ferry makes the island seem like a "vacation destination" and it is. The island is quiet and peaceful, car traffic is minimal, and many people say when you're vacationing on Raccoon Island it doesn't even seem like you're in New Jersey. This is an older home with the charm of days gone by, yet it features 4 bedrooms, 2 full baths, and a fireplace. There is even a rocking chair front porch and the sunset views across the water are amazing. The huge property measures 0.6 acres with more than 200' of shoreline. There are almost 1,000 square feet of dock, providing lots of space for boats, kayaks, canoes, and all types of water toys. The water is deep here and it's great for swimming and fishing. If you have ever dreamed of owning a home on an island this may be the chance to make your dream come true. Contact Chris now for more information!

★★ PRICE REDUCED ★★



### Lakefront on an island

This vintage home is located on Racoon Island in Lake Hopatcong, less than 1 hour from NYC.



### Wow!

Can you imagine having a sunset view like this?



### Daytime views

The views from here are terrific.



### Northwest view

The wide open water in almost every direction is magnificent.



### View to the north

The views are wide, the water is deep, and it's great swimming right off your own dock.



### 48' x 20' dock

This dock measures 48' x 20' and has space for at least three boats.



### **Dock with a workshop**

How many docks have enough space for a workshop? This one has power, 5 windows and could be transformed into a Tiki Bar that's right over the water.



### **Rocking chair front porch**

This may be your favorite place to relax.



### **Does this bring back memories?**

If not it's sure to create them.



### **View from the porch**

This can be your own "On Golden Pond" setting.



### **Living room**

This is on the main level, and the open porch is only a few steps away.



### **Grandpa's kitchen**

There is also a separate dining area.



### Light and bright dining area

The double doors open to the inviting wrap-around porch.



### Kitchen view

This photo was taken from inside the kitchen. You'll love dining outside so close to the water.



### Guest bedroom

Both guest bedrooms have views of the water.



### The charm of yesteryear.

The guest bedrooms also feature original wood wainscoting.



### Main level master bedroom

This vintage suite features two closets and a private full bath.



### Peace and tranquility

If you're looking for privacy, you'll have it here on this island setting.



### **Natural surroundings**

Raccoon Island has a seasonal ferry so you can drive your car right to your island home.



### **Driveway entrance to 0.6 acre lot**

This property is more than 150' long. You can barely see the house through the trees.



### **So much space**

There is lots of room for storing boats, trailers, and all your water toys.



### **Some of the parking**

You'll be able to invite all your friends over and have plenty of parking space for them.



### **Volleyball anyone?**

The level property is perfect for outdoor summer activities.



**Additional storage** This shed has double doors on both ends. Storing your boating equipment and yard tools is a breeze.



**Lazy days at the lake**

Island living is an experience like no other.



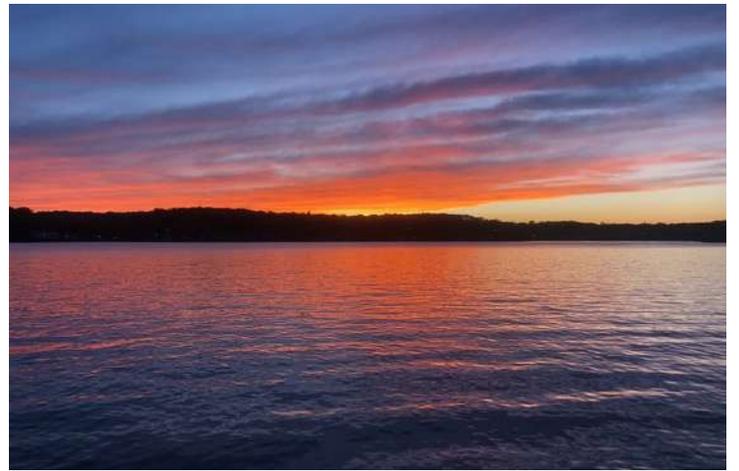
**Panoramic views**

Your friends may not want to leave a setting as beautiful as this one.



**More than 200' of shoreline**

This property is really special with 0.6 acres and more than 200 feet of shoreline.



**Are we on vacation?**

You could be. Here on Raccoon Island, less than 1 hour from NYC!



Christopher J. Edwards  
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