



A RARE LEGACY ESTATE

Invest. Generate Income. Grow Your Portfolio.

105 • 107 • 111 Sugar Mountain Road, Lackawaxen, PA 18435
10.56 Acres | Multifamily

ALL TENANTS ARE MOVING OUT – A CLEAN SLATE FOR YOUR NEXT CHAPTER

INVESTMENT HIGHLIGHTS



THREE CUSTOM-BUILT HOMES
Multiple income streams from one remarkable property



INCOME GENERATING
Live in one, rent the others – immediate income potential



10.56 ACRES – PRIVACY & POTENTIAL
Over 8 acres of undeveloped land offering future expansion potential



PREMIUM LOCATION
Minutes to the Upper Delaware River, Roebling Bridge, Barryville, Milford & NY border



STRONG INVESTMENT POTENTIAL
Ideal for long-term rental, vacation rental, corporate retreat, or family compound



105 Sugar Mountain Road

Built 2005 | 1,628 SF
3 Bedrooms | 2 Baths

- Vaulted great room & loft
- Private rear deck
- Oversized 2-car garage



107 Sugar Mountain Road

Built 2009 | 1,734 SF
3 Bedrooms | 2 Baths

- Loft & wraparound porch
- Covered balcony
- Full unfinished basement



111 Sugar Mountain Road

Built 2013 | 4,300+ SF
5 Bedrooms | 4 Baths

- Floor-to-ceiling stone fireplace
- Multiple covered balconies
- Third-floor primary suite with private balcony & ensuite
- Separate exterior entrance with accessibility ramp



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