

# PROSPECTUS

*Invest in the Poconos*



*Vacation rental homes in the Poconos offer a chance to get away from the pressures and grind of daily life. Area homes are within a 3-hour drive for 47 million people! A very good investment.*



## \$397,000

- 5 Bedrooms + 3 Baths
- 2,184 SQ/FT
- Single family residence
- Emerald Lakes
- Wooded setting with a yard big enough to add a swimming pool.

## For Sale in Emerald Lakes, Tunkhannock Township

Pocono Vacation Home



*1216 Glade Drive  
Long Pond, PA 18334*

**Centrally located in Tunkhannock Township  
near Kalahari, Camelback, Pocono Raceway.**



Welcome, I am Mark Shay, a realtor focused on investment properties and short-term rental business in the Pocono Mountains area. Whether you are investing in your first property, are adding to your portfolio or searching for your family vacation home. My team can help.

**Mark Shay / office: 570.646.7900 / cell: 610.357.4648 / mark.shay@kw.com**



# Large Single Family STR in Emerald Lakes!

Turnkey Pocono vacation home in amenity-filled Emerald Lakes, currently operating as a short-term rental. Fully furnished and ready for immediate use or STR/MTR/LTR income generation.

Emerald Lakes features lakes, indoor/outdoor pools, clubhouse, and more. Centrally located in Tunkhannock Township near Kalahari, Camelback, Pocono Raceway. Ideal as a primary home, vacation getaway, or investment property with proven rental appeal.

## The Space

This upgraded home offers an open-concept layout with vaulted ceilings, spacious living area, and multiple gathering spaces designed for hosting. Enjoy outdoor living with a large deck, hot tub, and wooded setting with a yard big enough to add a swimming pool.

Active STR, being sold Turnkey. Fully Furnished  
AirBNB: [https://www.airbnb.com/rooms/1106773151137198157?source\\_impression\\_id=p3\\_1776718075\\_P3hvJYawty\\_lwBy](https://www.airbnb.com/rooms/1106773151137198157?source_impression_id=p3_1776718075_P3hvJYawty_lwBy)

See the listing here, Call today to Schedule your showing!  
<https://www.flexmls.com/share/DpXjO/1216-Glade-Drive-S-Long-Pond-PA-18334>



PoconoVacationHomeSales.com

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# A GREAT BUSINESS COMES FROM A GREAT PLACE

## Short Term Rental in Tunkhannock Township

### What is a Green Light Community?



*Green* = Short-term rental of single family homes is approved with clear rules and regulations and allowed throughout the municipality. Restrictions likely apply and you should be well aware of the rules and regulations.

This home Operated as an AirBnB.

Tunkhannock Township, Pa offers visitors a peaceful escape in the heart of the Pocono Mountains, where rolling hills, forests, and quiet lakes set the tone for a relaxing getaway. It's an ideal destination for nature lovers, with opportunities for hiking, fishing, and enjoying the changing seasons—especially the vibrant fall foliage. The area's low-key atmosphere makes it perfect for travelers seeking privacy and scenic beauty.

Despite its tranquil feel, Tunkhannock Township is conveniently located near popular Pocono attractions, including waterparks, ski resorts, golf courses, and shopping outlets. Visitors can easily balance quiet time in nature with nearby entertainment and family-friendly activities.

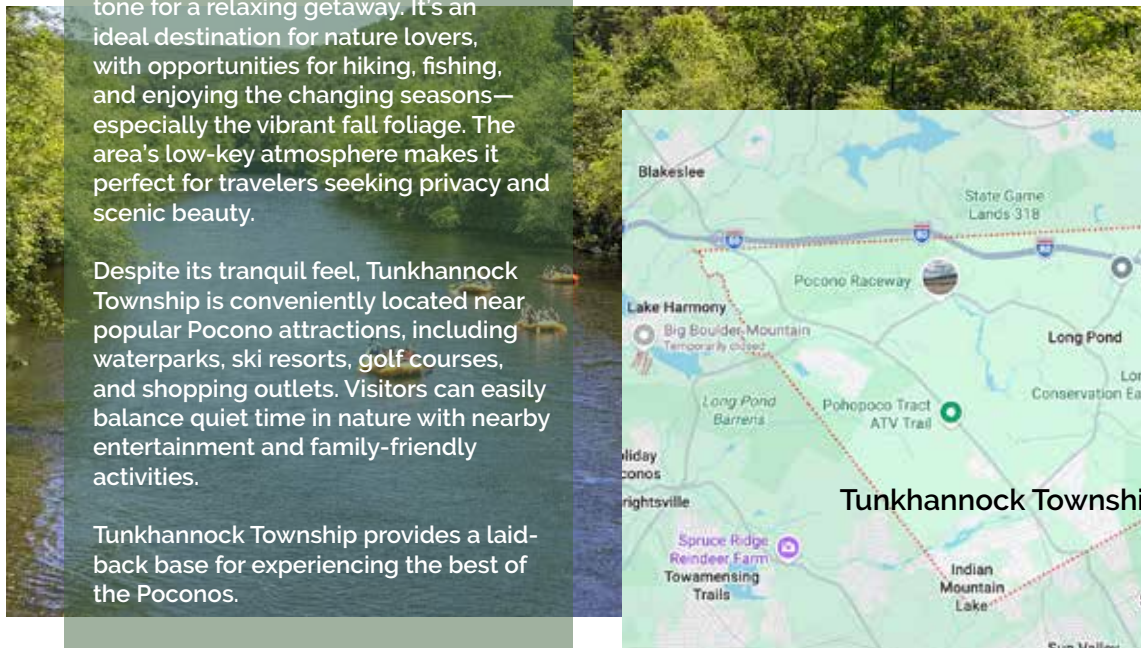
Tunkhannock Township provides a laid-back base for experiencing the best of the Poconos.

TUNKHANNOCK TOWNSHIP (Monroe County including Long Pond, Pocono International Raceway)

Short-term rentals in Tunkhannock Township require permit, inspections and there are certain restrictions on the property. STR is allowed in residential communities, and these include sections of Emerald Lakes, Indian Mountain Lakes and all of Brier Crest Woods. There are just under 300 Short-Term Rental Licenses issued by Tunkhannock Township.

For more information can be found on the Kidder Township website: <https://www.longpondpa.com/>

This regulatory framework is part of the broader efforts in the Pocono region to balance the benefits of short-term rentals with community standards and safety. Owners must stay informed about ongoing changes and updates to regulations, as non-compliance can lead to fines or revocation of the operating license. For detailed and up-to-date information on obtaining permits and understanding the full scope of regulations, property owners should consult the Township website or contact the township.



Tunkhannock Township



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*Spacious 2,184 sq ft Pocono retreat with a private hot tub, fire pit, and game room — just 8 minutes from Kalahari Resort, 5 minutes from Pocono Raceway, and 15 minutes from Camelback Mountain. Located in the Emerald Lakes community with access to 5 lakes, 2 beaches, an indoor heated pool, and sports courts.*

*Perfect for families, friend groups, and couples looking for a mix of adventure and relaxation in the Poconos.*



## About The Mark Shay Team of Pocono Vacation Home Sales!

We are Not Your Normal Real Estate Team.

We are four licensed realtors and one transaction coordinator who act as one. I oversee every client, have input on client searches and am there to write up each offer, present it and negotiate on client's behalf. Our team is the key to bringing new listings to the Pocono Vacation Home Sales Team. We keep things flowing by working together on the Listing and the Buying side and each member is an employee of our company, working as one.

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