
HANSEN SAND LAKE

File#A132

Land Size & Price: .20 ACRE
\$30,900

Area: JEWELL LAKE

Legal Description: LOT 9C2 HANSEN SAND LAKE;
ANCHORAGE RECORDING DISTRICT; PLAT
#70-131

Directions: LOCATED OFF 73RD AVE FROM JEWELL
LAKE ROAD; SEE MAPS.

Access: 73RD AVE IS CURRENTLY UNDEVELOPED
OFF JEWELL LAKE ROAD (PLATTED ONLY).

Utilities: ELECTIC, GAS, PUBLIC WATER & SEWER IN
AREA.

Covenants: ZONED R1 (SINGLE FAMILY RESIDENTIAL)
BY THE MUNICIPALITY OF ANCHORAGE.

Buildings: NONE

Topography: LEVEL

Trees: BIRCH & SPRUCE

Surveyed: YES; NE CORNER MARKED WITH STEEL
MONUMENT; ALL OTHER CORNERS
MARKED WITH 5/8" x 30" REBAR.

Taxes: APPROX \$520.36 YR

Terms: CASH; OR OWNER WILL FINANCE SALE
WITH A MINIMUM OF 25% DOWN
PAYMENT.

Remarks: MLS #19-3749

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.