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**Residential Lot  
with Pond  
Frontage near  
Soldotna**  
*File #B250*

<b>Land Size:</b>	1.3 Acres
<b>Price:</b>	\$32,000
<b>Area:</b>	Kenai Peninsula Northwest
<b>Legal Description:</b>	Lot 6 Block 2 Birch Hollow Subdivision Part 7; Kenai Recording District; Plat #84-161
<b>Directions:</b>	South on Sterling Highway to approx mile 89.8; take left on Forest Lane; left on Fox Trail Road W. (aka Bear Drive); Rt on Grouse Drive (aka Bear Drive); see lot on left.
<b>Access:</b>	Maintained gravel road.
<b>Water Front:</b>	Private pond frontage.
<b>View:</b>	Lot overlooks pond; distant mountain views.
<b>Utilities:</b>	Underground electric and gas adjacent on Grouse Drive.
<b>Covenants:</b>	Yes; read the CC&R's (No inoperable vehicles; no mobile homes; no re-subs resulting in smaller lots; single family residential uses only; 1,000 sf bldg size minimum; exteriors must be completed within 1 year from start of construction; no outhouses; no animals shall be kept, bred or maintained for commercial purposes; max of 2 dogs per lot; no sled dog teams).
<b>Buildings:</b>	None
<b>Topography:</b>	Gently sloping
<b>Trees:</b>	Heavily wooded with Birch, Spruce, Willow & Alder
<b>Surveyed:</b>	Yes; the corners were originally marked with 1/2" x 24" rebar as noted on plat.
<b>Taxes:</b>	Approx \$277.76 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.

**Remarks:**

**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; GPS coordinates are approximate. 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.**