

---

**Frontage on Two  
Moon Bay**

***File #C247***

<b>Land Size:</b>	1.5 Acres
<b>Price:</b>	\$45,000
<b>Area:</b>	Prince William Sound (Port Fidalgo area)
<b>Legal Description:</b>	Lot 103 Two Moon Bay; Valdez Recording District; Plat #91-16
<b>Directions:</b>	Located on western shore of Two Moon Bay at Port Fidalgo in Prince William Sound; see maps.
<b>Access:</b>	Boat or Sea Plane
<b>Waterfront:</b>	Approx 150.80 ft of frontage on Two Moon Bay
<b>Utilities:</b>	None; See Plat Notes regarding Marine Outfall System.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Topography:</b>	Sloping
<b>Trees:</b>	Spruce & alder.
<b>Surveyed:</b>	Yes; corners were originally marked as indicated on plat with 5/8" rebar with 2" aluminum caps.
<b>Taxes:</b>	None
<b>Terms:</b>	Cash
<b>Remarks:</b>	

**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.**