
**Rustic Cabin
w/Loft off Pittman
Road**

File #D102

Land Size:	1.75 Acres
Price:	\$40,000
Area:	Mat-Su South Central
Legal Description:	Lot 8 Block 9 Greensward; ASLS #79-154; Palmer Recording District; Plat #80-102
Directions:	5100 W. Greensward Drive: From Wasilla, take Parks Hwy north to approx mile 44.5; rt on Church Rd; lft on Pittman Rd (not marked; lft at Fire Station); lft on Greensward Drive; see driveway into cabin on left.
Access:	Maintained gravel road. Driveway is gated; contact Listing Office to view.
Water Front:	None; located near June Lake
Utilities:	Electric to cabin; 100 gal water tank and 5 gal hot water tank on site; wood stove and propane monitor for heat; outhouse.
Covenants:	Yes; read the CC&R's (No restrictions noted). Plat notes restrict uses to Single Family Residential or Recreational.
Buildings:	480 sf frame cabin with loft built 1991; offered as-is, where-is. Metal siding and metal roof. Grey water sink. Custom spiral wood staircase. Wood shed.
Topography:	Level to gently rolling.
Trees:	Birch & Spruce
Surveyed:	Yes; the corners were originally marked with 5/8" x 30" Rebar.
Taxes:	Approx \$278.17 yr
Terms:	Cash
Remarks:	Turn-key; all items on site including furniture included in sales price.

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.