
Soldotna View Lot with Driveway & Building Pad

File #D106

Land Size:	2 Acres
Price:	\$89,000
Area:	Kenai Peninsula Northwest (Soldotna area)
Legal Description:	Lot 4 Block 3 Grande View Heights Phase I; Kenai Recording District; Plat #2004-68
Directions:	40460 Grande Heights Drive: Sterling Highway south to approx mile 90; lft on Forest Lane; rt on Foster Ave; lft on Diamond Willow Lane; lft on Black Spruce Drive; rt on Grand Heights Drive; see lot on right.
Access:	Maintained gravel road.
Waterfront:	None; no wetlands noted.
Utilities:	Underground electric & gas adjacent.
Covenants:	Yes; read the CC&R's (Single Family residential use only; 1,200 sf main floor min for 1-story, 1,600 sf main floor min for 2-story; no inoperable vehicles; no resubs resulting in smaller lot sizes; no temporary structures allowed; exteriors must be completed w/in 6 months from beginning of construction; no animals may be kept, bred or maintained for commercial purposes).
Buildings:	None; property has been improved with a driveway and a 70' x 60' building pad.
Topography:	Lot sits level on a ridge with views of the Kenai Mountains and Harding Glacier.
Trees:	Birch & Spruce
Surveyed:	Yes; corners were originally marked with 5/8" rebar w/yellow plastic caps as noted on plat.
Taxes:	Approx \$350.40 yr
Terms:	Cash or New Financing
Remarks:	Seller reports that Moose, Caribou & Grizzly visit the area.

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.