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**Residential  
Building Lot in  
Wasilla**

***File #D107***

<b>Land Size:</b>	.29 Acre
<b>Price:</b>	\$27,500
<b>Area:</b>	Mat-Su South Central (Wasilla area)
<b>Legal Description:</b>	Lot 36 Block 13 Williwaw #2; Palmer Recording District; Plat #W-76
<b>Directions:</b>	1261 N. Williwaw Way: From approx. mile 42.1 Parks Hwy, take rt on Main Street; rt on Bogard Road; lft on Copper Creek Rd; lft on Pioneer Peak Drive; rt on Williwaw Way; see lot on right.
<b>Access:</b>	Maintained gravel road.
<b>Waterfront:</b>	None; no wetlands noted.
<b>Utilities:</b>	Gas & overhead Electric adjacent on Williwaw Way.
<b>Covenants:</b>	Yes; read the CC&R's (no more than two residential dwellings allowed per lot; no fowl, animals or other creatures may be kept, bred or maintained for commercial purposes; no goats, cows or pigs; no resubs).
<b>Buildings:</b>	None
<b>Trees:</b>	Birch & Spruce
<b>Surveyed:</b>	No
<b>Taxes:</b>	Approx \$144.99 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<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.