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## TARA ESTATES

**File#E079**

Land Size & Price: 9.44 ACRES  
\$36,000

Area: STEPAN LAKE

Legal Description: TRACT B TARA ESTATES; PALMER RECORDING DISTRICT; PLAT #2008-78

Directions: FROM PARKS HWY TAKE BIG LAKE ROAD APPROX 3.3 MILES; RT ON BEAVER LAKE RD; GO APPROX 2.5 MILES & TAKE RT ON WOLF RD; RT ON DROWSY DR; SEE TRACT AT END OF ROAD.

Access: MAINTAINED GRAVEL ROAD

Water Front: APPROX 377 FT OF STEPAN LAKE FRONTAGE. ALSO, AN UNNAMED CREEK TRAVERSES THUR TRACT.

View: VIEWS OF STEPAN LAKE & MOUNTAINS

Utilities: UNDERGROUND ELECTRIC, PHONE, & GAS TO TRACT

Covenants: YES; READ THE CC&R'S (SINGLE FAMILY RESIDENTIAL OR RECREATIONAL USES ONLY; NO INOPERABLE VEHICLES; 700 SF GROUND FLOOR BLDG SIZE MIN; EXTERIORS MUST BE COMPLETED W/IN 1 YR FROM BEGINNING OF CONSTRUCTION; NO RESUBS RESULTING IN SMALLER LOTS; NO ANIMALS SHALL BE KEPT, BRED OR MAINTAINED FOR COMMERCIAL USES; MAX OF 2 DOGS PER LOT; NO TEMPORARY LIVING STRUCTURES ALLOWED AT ANY TIME).

Buildings: NONE

Topography: LEVEL TO GENTLY ROLLING WITH LARGE AREAS OF MARSH

Trees: SPARSELY WOODED WITH ALDER

Surveyed: CORNERS WERE ORIGINALLY MARKED WITH 5/8" x 30" REBAR W/PLASTIC CAPS

Taxes: APPROX \$962.71 YR

Terms: OWNER WILL FINANCE SALE WITH A

MINIMUM OF 15% DOWN PAYMENT

Remarks: A FLOOD ZONE AREA TRAVERSES TRACT  
(ZONE C = MINIMAL FLOODING). MLS #21-9

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