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## Residential Lot in Big Lake

**File #E119**

<b>Land Size:</b>	1.16 Acres
<b>Price:</b>	\$33,000
<b>Area:</b>	Mat-Su South Central (Big Lake area)
<b>Legal Description:</b>	Lot 6 Block 2 Suncrest Subdivision; Palmer Recording District; Plat #91-70
<b>Directions:</b>	15721 W. Sun Drive: From approx. mile 52.3 of the Parks Hwy, take Big Lake Road approx. 5.6 miles; lft on Echo Lake Drive; rt on Sun Drive; see lot on right.
<b>Access:</b>	Maintained gravel road.
<b>Waterfront:</b>	None; close to Echo Lake; wetlands noted.
<b>Utilities:</b>	Electric adjacent & overhead. Gas in area (at corner of Loon & Echo Lake Drives).
<b>Covenants:</b>	Yes; read the CC&R's (Single family residential uses only; 950 sf building size min.; no mobile homes; exteriors must be finished w/in 1 yr from beginning of construction; no inoperable vehicles; max of 3 dogs or cats per lot; no dog teams, hogs or horses).
<b>Buildings:</b>	None
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 5/8" x 30" rebar.
<b>Taxes:</b>	Approx \$172.24 yr
<b>Terms:</b>	Cash or New Financing
<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.