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**Residential Lot off  
Mile 7.2 Knik  
Goose Bay Road**  
*File #F128*

<b>Land Size:</b>	.98 Acre
<b>Price:</b>	\$27,500
<b>Area:</b>	Mat-Su South Central
<b>Legal Description:</b>	Lot 17 Block 3 Ptarmigan Village Unit #2; Palmer Recording District; Plat #72-100
<b>Directions:</b>	8834 W. Cormorant Way: From Wasilla take Knik Goose Bay Road to approx mile 7.2; rt on Sunset Ave; rt on Cormorant Way; see lot on left.
<b>Access:</b>	Maintained gravel road.
<b>Water Front:</b>	None; property overlooks marsh area with pond.
<b>View:</b>	Marsh & pond views.
<b>Utilities:</b>	Electric is adjacent and overhead across Cormorant Way.
<b>Covenants:</b>	Yes; read the CC&R's (Single family residential & recreational uses only; no trailers or lean-to's).
<b>Buildings:</b>	None
<b>Topography:</b>	Gently Sloping
<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 \$318.06 yr
<b>Terms:</b>	Cash
<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.