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## Hilltop Lot with Views of Denali & Susitna River

*File #F129*

<b>Land Size:</b>	1.92 Acres
<b>Price:</b>	\$65,000
<b>Area:</b>	Mat-Su North Central
<b>Legal Description:</b>	Lot 8 Block 2 Falcon's Ridge; Palmer Recording District; Plat #2006-19
<b>Directions:</b>	46790 S. Merlin Drive: from Wasilla take Parks Hwy north to approx mile 91; lft on Falcon Drive; lft on Hawk Ave; rt on Merlin Drive; see lot on right.
<b>Access:</b>	Maintained gravel road; path to bluff from end of driveway.
<b>Water Front:</b>	None; overlooks Susitna River
<b>View:</b>	Seasonal hilltop views of Denali.
<b>Utilities:</b>	Electric to lot
<b>Covenants:</b>	Yes; read the CC&R's (Single family residential uses only; no temporary structures; no animals shall be kept, bred or maintained on any lot for commercial purposes; no more than 2 dogs or cats per lot; poultry and livestock prohibited; no Pit Bulls; no resubs resulting in smaller lot sizes).
<b>Buildings:</b>	None; lot has been improved with a driveway.
<b>Topography:</b>	Level at top; then steep.
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 30" rebar with yellow plastic caps.
<b>Taxes:</b>	Approx \$1,091.10 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.
<b>Remarks:</b>	Subdivision is gated at Falcon Drive & Hawk Ave.; contact office to view.

**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.