
Cabin w/Well & Septic, Sauna & Boathouse on Fish Lakes Creek

File #F134



Land Size:	3.06 Acres
Price:	\$399,900
Area:	Mat-Su Remote (Fish Lakes Creek)
Legal Description:	ASLS #80-043; Talkeetna Recording District; Plat #82-27
Directions:	Located 2 miles upriver via Yentna River and Fish Lake Creek from famous Lake Creek. Approx 32 miles NW via air from Willow; or 45 minute flight from Lake Hood in Anchorage. 68 mile jet boat ride from Deshka Landing in Willow.
Access:	Float plane; snowmachine; boat.
Waterfront:	Approx 380.96 ft of frontage on Fish Lakes Creek.
Utilities:	Private well; private septic; inverter Honda generator for wired lights; on demand propane hot water. Toyo oil stove; woodstove. Washer/Dryer hook-ups. 6' x 8' double outhouse w/metal roof. Dock made of all-weather wood; foam floats.
Covenants:	None; unrestricted.
Buildings:	720 sf (14' x 20') Frame Cabin built 2003, remodeled in 2009 with added bathroom, expanded kitchen, cellar & boiler. Metal roof; 6' covered porch; fridge, oven, cooktop, shower, fireplace. 288 sf (12' x 24') Frame Sauna w/shower and 8' covered porch containing generator and storage shed. Metal roof; woodstove. Boat House is wood frame w/metal roof. Garage door w/ramp.
Surveyed:	Yes; corners were originally marked with brass capped monuments as noted on plat.
Taxes:	Approx \$816.96 yr
Terms:	Cash; or New Financing

Remarks: See Seller Notes. Turn-key; 4-wheeler/trailer, generator, 17 ft flat bottom river boat w/motor, tools, fishing gear, lawn mower, furnishings, kitchen appliances, linens included in sales price.

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.