
**Main & Guest
Cabins w/Shower-
Sauna at Lake
Louise**

File #G130

Land Size:	1.21 Acres
Price:	\$120,000
Area:	Mat-Su East
Legal Description:	Lot 8 Block 3 Evergreen Acres; Talkeetna Recording District; Plat #74-26T
Directions:	23618 E. Moose Run Circle: From approx mile 160 of Glenn Highway take Lake Louise Road north; go approx 16.7 miles & take rt at Evergreen Lodge sign; stay rt on Moose Run Circle; see cabins on right.
Access:	Maintained gravel road.
Water Front:	None; located near Lake Louise
Utilities:	Generator for power (in Storage Shed); Propane and Solar powered lights; Water Sterilizer used with rainwater collected near Sauna / Shower Bldg; Woodstove & Propane heat; Outhouse.
Covenants:	None; plat notes restrict the use of Mobile Homes.
Buildings:	Both cabins are approx 12'x24' built 1974 and refurbished in 1999 with new paint, carpet, drapes & furniture. Both sleep three. Wood exteriors, metal roofing; decks. Other structures include a Shower / Sauna Bldg, Storage Shed; Wood Shed & Outhouse.
Topography:	Level
Trees:	Wooded with Spruce.
Surveyed:	Yes; the corners were originally marked with ½" x 18" Rebar.
Taxes:	Approx \$146.27 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
Remarks:	Turn-key; all items on property included in sales price including furniture, wood pile, snow machine trailer & solar system.

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.