
Hilltop Lot
w/Septic overlooks
Kashwitna River
File #G131

Land Size:	1.46 Acres
Price:	\$160,000
Area:	Mat-Su North Central; Kashwitna River
Legal Description:	Lot 11 Block 2 The Point @ Two Rivers Condo Add 2; Palmer Recording District; Plat #2016-122
Directions:	14545 E. Ian Tawney Drive: From Wasilla take Parks Hwy north to approx mile 83.8; lft on Kasusitna Drive; rt on Martin Drive; lft on Srouffe Blvd; lft on Karen Way; rt on Glen Way; take right (thru Subdivision Gate) on View Point Drive; lft on Ian Tawney Drive; see lot on left.
Access:	Privately maintained gravel road.
Water Front:	Approx 214.50 ft of frontage on Kashwitna River; wetlands noted at back of lot.
View:	Hilltop views overlooking Kashwitna River
Utilities:	Underground electric adjacent. Seller reports an installed 3-bedroom septic system.
Covenants:	Yes; read the CC&R's (Single family residential or for residing in one Recreational Vehicle; animals limited to three dogs or cats per lot; no sled dogs; no inoperable vehicles).
Buildings:	None; lot has been improved with a driveway and parking pad.
Topography:	Level to Rolling to Steep
Trees:	Heavily wooded with Birch and Spruce
Surveyed:	Yes; the corners were originally marked with plastic caps on 5/8" x 30" rebar with Aluminum Caps.
Taxes:	Approx \$1,349.28 yr
Terms:	Cash
Remarks:	Subdivision is gated at Glen Way & View Point Drive; contact office to enter. Seller reports a 4-wheeler trail leading down to the Kashwitna River from the upper portion of lot; fish from your own property!

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.