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## **1.71 Acres with Pond off Kenai Spur Highway**

***File #H218***

<b>Land Size:</b>	1.71 Acres
<b>Price:</b>	\$35,000
<b>Area:</b>	Kenai Peninsula Northwest (Kenai area)
<b>Legal Description:</b>	Lot 1 Justa Subdivision; Kenai Recording District; Plat #2010-93
<b>Directions:</b>	8719 Kenai Spur Highway: From Soldotna take Kenai Spur Highway approx. 8.9 miles; lft on Candlelight Drive; see lot on left.
<b>Access:</b>	Paved maintained road.
<b>Waterfront:</b>	Pond frontage; wetlands noted.
<b>Utilities:</b>	Electric and gas adjacent on Kenai Spur Highway. Public water & sewer adjacent on Candlelight Drive.
<b>Covenants:</b>	None. Zoned Suburban Residential (RS) by the City of Kenai.
<b>Buildings:</b>	None
<b>Topography:</b>	Level to gently rolling
<b>Trees:</b>	Birch & Spruce
<b>Surveyed:</b>	Yes; corners were marked with 5/8" rebar as noted on plat.
<b>Taxes:</b>	Approx \$289.74 yr
<b>Terms:</b>	Cash or Owner will consider financing sale with a minimum of 30% down payment.
<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.**