
2 Bdrm Cabin near Lake Louise

File #H220

Land Size:	1.43 Acres
Price:	\$135,000
Area:	Mat-Su East (Lake Louise)
Legal Description:	Lot 4-2 of USS #3483; Talkeetna Recording District
Directions:	Glenn Highway east to approx. mile 159.8; lft on Lake Lousie Rd; go approx. 16.6 miles & take rt on Evergreen Dr.; see cabin on left.
Access:	Maintained gravel road.
Waterfront:	Creekfront.
Utilities:	Woodstove. Diesel drip stove powers generator (generator not included in sale). On demand hot water. Generator hook-up to power lights & appliances. Non-DEC septic system. Water is hauled from creek on property.
Covenants:	None; unrestricted.
Buildings:	Approx 1,080 sf Frame Cabin built 1975; improved in 2010 with a 2 bedroom addition, bathroom area & rear entry way. Metal roof; decks & screened porch. Approx 64 sf Shed built 2015. Metal roof.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; the corners were originally marked with a brass capped monument on NW corner, remaining corners marked with ½" x 18" rebar.
Taxes:	Approx \$139.65 yr.
Terms:	Cash or New Financing
Remarks:	Turn-key: sales price includes all furniture, kitchen utensils, and building materials. All exterior items (including barrels) have been or will be removed prior to closing (building materials & barbeque stay). 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.