
**Adjoining Lots off
Kalifornsky Beach
Road**

File #M316

Land Size:	Lot 1 = 4.54 Acres Lot 2 = 4.54 Acres
Price:	\$58,000 each
Area:	Kenai Peninsula Northwest
Legal Description:	Lots 1 & 2 of JW Subdivision Mattson Addn; Kenai Recording District; Plat #2018-102
Directions:	50545 Buoy Ave (Lot 2): From approx mile 12.3 of Kalifornsky Beach Road, go east on Buoy Avenue; see lots on right.
Access:	Maintained gravel road.
Water Front:	None
Utilities:	Electric adjacent & underground on Buoy Ave; Gas adjacent on Buoy Ave.
Covenants:	None; unrestricted.
Buildings:	None.
Topography:	Level; originally designated wetlands by KPB, but declassified as wetlands by Core of Engineers effective August 12, 2019.
Trees:	Sparsely wooded with spruce.
Surveyed:	Yes; corners were marked with orange or yellow capped rebar as noted on plat.
Taxes:	Approx \$320.18 yr for each lot
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
Remarks:	

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.