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# PEAKAVIEW SUBDIVISION

*File#P094*

Land Size & Price: TOTAL ACREAGE = 66.77  
\$86,000 FOR ALL

Area: ANCHOR POINT

Legal Description: LOTS 28 & 32 THRU 39 PEAKAVIEW  
SUBDIVISION; HOMER RECORDING  
DISTRICT; PLAT #2004-97

Directions: FROM ANCHOR POINT TAKE NORTH FORK  
RD APPROX 3.8 MILES; LEFT ON  
COTTONWOOD LANE; GO APPROX 1.4 MILE  
TO END OF COTTONWOOD LANE; TAKE  
RIGHT ON MARKOKA AVE (NOT MARKED)  
JUST BEFORE GATES AT END OF ROAD; GO  
.2 MILE & CONTINUE LEFT ON BIRCH  
HAVEN ROAD (NOT MARKED); CONTINUE  
RIGHT ON HANNAH RENE ROAD INTO  
SUBDIVISION.

Access: UNDEVELOPED PLATTED ACCESS ONLY  
FROM HANNAH RENE ROAD

Water Front: NONE

View: MOUNTAIN VIEWS

Utilities: NONE

Covenants: YES; READ THE CC&R'S (RESIDENTIAL  
USES ONLY; TEMPORARY STRUCTURES  
ALLOWED DURING TWO YEAR  
CONSTRUCTION PERIOD ONLY; NO  
INOPERABLE VEHICLES; NO ANIMALS  
SHALL BE KEPT, BRED OR MAINTAINED  
FOR COMMERCIAL PURPOSES; NO MORE  
THAN 2 HORSES, 2 DOGS & 2 CATS  
ALLOWED PER LOT; HORSES NOT  
ALLOWED ON LOTS, OR ASSEMBLAGE OF  
LOTS, OF LESS THAN 10 ACRES IN SIZE; NO  
RESUBS RESULTING IN LESS THAN 4.6  
ACRES).

Buildings: NONE

Topography: LEVEL TO GENTLY ROLLING

Trees: SPARSELY WOODED WITH BIRCH &  
SPRUCE

Surveyed: YES; CORNERS WERE ORIGINALLY  
MARKED WITH 5/8" REBAR WITH 2" ALUM  
CAPS.

Terms: OWNER WILL FINANCE SALE OF  
PROPERTY TO A QUALIFIED BUYER WITH  
A MINIMUM OF 15% DOWN PAYMENT

Remarks: MLS #19-13472

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. 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.