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**Residential  
Building Lot in  
city of Houston**  
*File #P136*

|                           |   |
|---------------------------|---|
| <b>Land Size:</b>         | .92 Acre  |
| <b>Price:</b>             | \$25,000  |
| <b>Area:</b>              | Mat-Su South Central  |
| <b>Legal Description:</b> | Lot 19 Block 2 Gaunt Subdivision; Palmer Recording District; Plat #76-27  |
| <b>Directions:</b>        | 2457 N. Dana Court: from Wasilla take Parks Hwy north to approx mile 55.2; left on Dana Court (not marked); see lot on left.  |
| <b>Access:</b>            | Maintained gravel road.   |
| <b>Water Front:</b>       | None; located near Morvro Lake.   |
| <b>Utilities:</b>         | Electric to adjacent Lot 18.  |
| <b>Covenants:</b>         | Yes; read the CC&R's (No wrecking yards, abandoned cars, or junk yards; No quanset huts; Mobile home allowed if a min. of 600 sf; all residences must have a min. of 600 sf; residential or recreational uses only). Plat notes allow up to 3 pets which are not kept, bred or maintained for any commercial purpose. Zoned Multifamily Residential by the city of Houston. |
| <b>Buildings:</b>         | None  |
| <b>Topography:</b>        | Level at front of lot, then sloping toward back of lot.   |
| <b>Trees:</b>             | Heavily wooded with Birch & Spruce.   |
| <b>Surveyed:</b>          | Yes; the corners were originally marked with ½" x 24" rebar.  |
| <b>Taxes:</b>             | Approx \$159.86 yr  |
| <b>Terms:</b>             | 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.