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**Hilltop Lots near  
Susitna &  
Kashwitna Rivers**  
*File #P140*

<b>Land Size &amp; Price:</b>	Lot 2 = 2.02 Acres \$65,000 Lot 4 = 2.55 Acres \$59,000
<b>Area:</b>	Mat-Su North Central
<b>Legal Description:</b>	The Point at Two Rivers Condo Add #4; Palmer Recording District; Plat #2020-37
<b>Directions:</b>	55807 & 55857 S. Glen Way: from Wasilla take Parks Hwy north to approx mile 83.8; lft on Kasusitna Drive; rt on Martin Drive; lft on Srouffe Blvd; lft on Karen Way; rt on Glen Way; see lots on left.
<b>Access:</b>	Maintained gravel road.
<b>Water Front:</b>	None; close to Susitna & Kashwitna Rivers
<b>View:</b>	Hilltop mountain & river views.
<b>Utilities:</b>	Electric to lot
<b>Covenants:</b>	Yes; read the CC&R's (Single family residential or for residing in one Recreational Vehicle; animals limited to three dogs or cats per lot; no sled dogs; no inoperable vehicles).
<b>Buildings:</b>	None; lots have been improved with a driveway.
<b>Topography:</b>	Level at top; then steep.
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 30" rebar with 2" aluminum caps.
<b>Taxes:</b>	Lot 2 approx \$617.18 yr; Lot 4 approx 620.70 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.
<b>Remarks:</b>	Driveways are gated; contact office for combo.

**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.