
**1,800 SF HOME
ON LONESOME
BAY AT LK
ILIAMNA
*File#S437***

Land Size & Price: 159.96 ACRES \$675,000

Area: ILIAMNA LAKE

Legal Description: USS #7346; ILIAMNA RECORDING DISTRICT

Directions: LOCATED ON NORTHERLY SHORE OF LONESOME BAY AT ILIAMNA LAKE, APPROX 4 MILES WESTERLY FROM THE VILLAGE OF PILE BAY AND 4 MILES EASTERLY OF PEDRO BAY; SEE MAPS.

Access: FLOAT PLANE OR AIRBOAT IN SUMMER; SKI PLANE OR SNOWMACHINE IN WINTER.

Water Front: FRONTAGE ON LONESOME BAY

View: VIEWS OF LAKE ILIAMNA & MOUNTAINS ACROSS LAKE, MOUTH OF ILIAMNA RIVER, ALL OF LONESOME BAY & MOUNT ILIAMNA FROM APPROACH BY BOAT & FROM HOUSE.

Utilities: SOLAR POWER USING SOLAR PANELS, BATTERIES & GENERATOR; WOOD BURNING STOVE; ELECTRIC HEATER; 500 GAL TANK AVAILABLE FOR FUEL OIL. PRIVATE SEPTIC. SEE SELLER NOTES FOR FURTHER DETAILS.

Covenants: NONE

Buildings: 1,800 SF TRI-LEVEL HOME BUILT 2004. SEE SELLER NOTES FOR COMPLETE DESCRIPTION OF HOME AND AMENITIES.

Topography: SLOPING TO ROLLING

Trees: HEAVILY WOODED WITH SPRUCE, BIRCH, ALDER & COTTONWOOD

Taxes: NONE

Terms: CASH; OR OWNER FINANCING WITH A MINIMUM OF 30% DOWN PAYMENT.

Remarks: SALES PRICE INCLUDES TOOLS, FURNITURE, ETC. (SEE SELLER NOTES).
MLS #18-12646

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.