

All measurements are approximate; buyer should confirm

LAND, HOUSE, AND OTHER STRUCTURES INFORMATION

OVERVIEW

The house is composed of about 1800 sq ft in three stories, one bedroom and a sleeping area, a bath and a half, off-the-grid electrical, water, heat, and septic plus nearly 400 sq ft south-facing, enclosed deck that is 10 feet above the ground with stairs that can be lifted for bear protection, other outdoor decks that are not enclosed, two garages and a generator room that are in one building, and a woodshed with potential to be more than very useful storage.

LAND--USS 7346 (~160 acres)--ILIAMNA RECORDING DISTRICT

Mt Iliamna is visible from 2nd and 3rd floors; 4 x 4 windows on the 3rd floor provide amazing views of mountains and the east end of the lake; the enclosed and elevated porch provides panoramic views of the mountains across the lake and around the area of ~ 270 degrees or more with eagles, bears, moose, spruce grouse, many friendly birds (the Redpolls landed on my shoulders, feet, and a jar of birdseed that I was carrying), and other animals including ermine, otters, freshwater seals, Kingfishers, wolves, coyotes, seagulls, hawks, and squirrels, and others that are more shy.

Brown and black bear and moose traverse the property; Salmon have spawned in the boat bay, the stream, and in front of the sand beach; rainbow trout are available with spawning salmon; with the appropriate licenses, permits, and tags, of course

HOUSE DESCRIPTION--tri-level house—Ground floor (1st floor) includes: water system, electrical system, and wood stove heating; one area could be finished to be family room, study, or additional bedroom; arctic entry; chest freezer; and closet. 2nd floor includes: living area, dining area, kitchen, ½ bath, large pantry, large closet with storage, access to attic storage area, sleeping alcove over the stairs to 1st floor suitable for kids' sleeping area, and hot water heating system. 3rd floor includes: master bedroom, full bathroom, book storage area, computer/work table, and reading area by the west-facing window

Cell phone and internet calling services are available and in use; satellite system installed by Satellite Alaska in Anchorage

YEAR BUILT—Initial tri-level house was built in 2004

PROPERTY UPGRADES--2005–2018, except 2015. UPGRADES--Additions, garages, outbuildings, roads, breakwaters, elevated and covered decks & enclosed porch, Pergo flooring, Solar Array, etc

EXTERIOR FINISHES—metal on the house; T1-11 Garage, Woodshed, & Generator room; logs compose the small garage; the outhouse is constructed of plywood

ROOF TYPES—metal on the house, garage, and woodshed; rolled roofing on enclosed porch and outhouse

EXTERIOR FEATURES—Enclosed 2nd floor deck (~440 sq ft), 2 each 2nd floor outdoor decks, 1 each 3rd floor outdoor deck; Wood & Storage shed, (12x16); Garages (~800 sq

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ft) with Generator room; Carport under covered deck; room for airstrip(s), large sand beach for float planes and room for hanger(s); at least 2 streams; ~1/2 mile square of land providing spruce, birch, alder, cottonwood, cranberries, blueberries, crowberries, etc; landing area for barge to offload large items; gasoline, diesel/fuel oil, and propane are available nearby; method to ship materials from Homer to the lake at Pile Bay; FRONT STAIRS TO DECK CAN BE RAISED TO PREVENT BEARS FROM CLIMBING TO THE ENCLOSED PORCH; solar array uses eight panels that are adjustable to maximize solar power at all sun angles; woodshed (~200 sq ft) could be a bedroom or have other applications

INTERIOR FEATURES—Refrigerator/Freezer, Stove & Oven, Elevated Sleeping Area, Chest Freezer, Large Wood Stove, Washer, House & Garages Wired, 4' x 4' shower, 2 Handmade spruce bathroom countertops, 2 Medicine cabinets, Large pantry and Kitchen pantry, Pergo flooring 2nd floor, Carpet 3rd floor and interior stairs, Pergo on site for ground level installation; drywall primarily used in the house

HEAT TYPE—Large Harmon Woodstove, small electric heater, Fuel Oil tank available for a heater if desired

FOUNDATIONS—Original house uses treated posts, 1st level floors are concrete; big garage & generator room concrete, Small Garage and woodshed are treated wood foundation

CONSTRUCTION—House & big garage 2x6 frame, Small Garage Log, Woodshed & Generator room 2x4 frame

FUEL TYPES FOR LIGHTS & APPLIANCES—Photovoltaic system (Solar power with 8 panels, 120V and 230V, Outback Controls system to run lights, computer, phones, music, 2 gas generators, fuel oil tank provides capability for fuel stove

WATER—Privately pumped from the lake

SEPTIC—Private buried crib, Outhouse

HOW TO SHOW—Owner is on site all summer

ITEMS INCLUDED IN SALES PRICE—John Deere 110 TLB (Tractor, Loader, Backhoe with separate loading forks); SV18 Lund with 90 hp Honda motor, flooring, gas tanks, float coat, float vests, seat cushions, etc; 6-wheel drive Polaris Ranger with dump bed, winch, tow bar and 2" ball; wood splitter (towable with the Ranger and TLB); recumbent bike; hand and power tools and tool boxes; oils, greases, paint, stain, polyurethane coatings, caulk; furniture (Stickley, Ethan Allen, "zero clearance" leather love seat, futon sofa that folds out to a bed); window coverings (black-out blinds on top floor for the 22-hour days); wool carpet on the middle level, installed carpet and pad on the top level and both sets of indoor stairs (lower stairs use commercial carpet) and additional rugs and door mats; 2 m satellite dish installed on a 4" or 5" steel pole in concrete that has not required adjustment for many years and associated equipment for the use of satellite internet and personal telephone (modem and transceiver are rented and must be returned; Apple WiFi is included); lumber, saw-cut spruce planks ready for your own furniture projects, metal roofing, materials; and more. Personal items, computer-related equipment, and a few favorite tools are not included.

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