

**A-FRAME
CABIN WITH
VIEWS OF THE
TALKEETNA
MTNS**

File#S444

Land Size & Price: 5.07 ACRES
\$80,000 CASH; OR \$100,000 W/TERMS.

Area: GOOSE CREEK ROAD

Legal Description: LOT 2 BLOCK 3 GOOSE-BAY HEIGHTS
ADDN 1; PALMER RECORDING DISTRICT;
PLAT #2015-15

Directions: 17635 W. BLUEBILL AVE: FROM WASILLA
TAKE KNIK GOOSE BAY ROAD APPROX
17.2 MILES; RIGHT ON PT. MACKENZIE
ROAD; GO APPROX 3.5 MILES & TAKE
RIGHT ON GOOSE CREEK RD; LEFT ON
BLUEBILL AVE; SEE CABIN ON RIGHT.

Access: MAINTAINED GRAVEL ROAD

View: UNOBSTRUCTED VIEWS OF THE
TALKEETNA MOUNTAINS

Utilities: NORDIC STOVE FOR HEAT; SINK DRAINS
INTO BUCKET UNDERNEATH; BATTERY
POWERED LIGHTS; INDOOR COMPOST
TOILET.

Covenants: YES; READ THE CC&R'S (NO MORE THAN 3
DOGS PER LOT; NO INOPERABLE
VEHICLES; CULVERTS ARE REQUIRED
WHEN INSTALLING DRIVEWAYS; NO
RESUBS RESULTING IN SMALLER LOTS).

Buildings: 532 SF (UNFINISHED) A-FRAME CABIN
W/LOFT BUILT 2019. TYVEK EXTERIOR;
SHINGLED ROOF; TREATED POST PILING
FOUNDATION; 2x6 FRAME CONSTRUCTION.
DECK; GENERATOR SHED; 30-GALLON
FUEL TANK FOR NORDIC HEATER STORED
IN 2ND SHED; DOG KENNEL.

Topography: LEVEL TO SLOPING

Trees: BIRCH & SPRUCE

Surveyed: YES; CORNERS WERE MARKED WITH 5/8" x
30" REBAR WITH RED PLASTIC CAPS

Taxes: APPROX \$785.61 YR

Terms: SELLER WILL ACCEPT \$80,000 CASH; OR
\$100,000 WITH A MINIMUM OF 50% DOWN, 5

YEAR TERM AT 6% INTEREST.

Remarks: MLS #20-16926

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.