
**9.42 Acres near
Lake Louise**
File #S447

Land Size:	9.42 Acres
Price:	\$16,000
Area:	Eastern Interior
Legal Description:	Lot 7 Block 4 Ridgeview Subdivision; ASLS #2004-42; Chitina Recording District; Plat #2006-3
Directions:	Located approx ½ mile north of approx mile 163 of Glenn Highway; see maps.
Access:	Trail Access from approx mile 162.5 Glenn Highway (Meteor Lake Road). Or Gravel/Dirt Road then Trail access from approx mile 163 of Glenn Highway (Woodlot Road).
Water Front:	None; located Lake Louise & Tex Smith Lake
View:	Ridgetop mountain views.
Utilities:	None
Covenants:	Yes; read the CC&R's (No resubs resulting in smaller lots).
Buildings:	None
Topography:	Gently sloping.
Trees:	Birch & Spruce
Surveyed:	Yes; the corners were originally marked with 5/8" x 36" Rebar with 2" aluminum caps.
Taxes:	None
Terms:	Cash
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.