
**Kalifornsky Beach
Road frontage in
Kasilof**

File #S457

Land Size:	5.4 Acres
Price:	\$35,500
Area:	Kenai Peninsula Northwest
Legal Description:	Lot 14 Old Kasilof Subdivision; Kenai Recording District; Plat #76-167
Directions:	51835 Trident Avenue: From approx mile 108.8 of Sterling Highway, take south end of Kalifornsky Beach Road approx 3.7 miles; see lot on right.
Access:	Paved maintained road frontage.
Water Front:	None; Located near Kasilof River. Kenai Peninsula Borough has designated 3.6 acres of this lot as wetlands.
Utilities:	Electric overhead & adjacent on Trident Avenue and along back of lot.
Covenants:	None; unrestricted. See plat notes: this lot may not support on site sewer and water systems pending drainage of area.
Buildings:	None
Topography:	Level to gently rolling.
Trees:	Birch, Spruce & Cottonwood
Surveyed:	Yes; the corners were originally marked with 1/2" x 24" rebar.
Taxes:	Approx \$208.78 yr
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.