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**Frontage on  
Bernice Lake**  
*File #S458*

<b>Land Size:</b>	1.16 Acres
<b>Price:</b>	\$39,000
<b>Area:</b>	Kenai Peninsula Northwest
<b>Legal Description:</b>	Lot 1 Lower Shores Subdivision; Kenai Recording District; Plat #85-6
<b>Directions:</b>	54245 Ambrym Ave: from Soldotna take Kenai Spur Highway to approx mile 22.8; rt on Beaver Ave; lft on Tikopia Street; rt on Ambrym Ave; see lot on right.
<b>Access:</b>	Maintained gravel road; then approx 625 ft of trail access only to NW corner of lot.
<b>Water Front:</b>	Approx 169.04 ft of frontage on Bernice Lake
<b>View:</b>	Distant mountain views.
<b>Utilities:</b>	Overhead electric to end of Ambrym Ave; approx 625 ft from NW corner of Lot; nearest gas in on Tarawa Street.
<b>Covenants:</b>	None; plat notes restrict uses to Residential, Recreational or Agricultural.
<b>Buildings:</b>	None.
<b>Topography:</b>	Sloping from Ambrym Ave down to Bernice Lake
<b>Trees:</b>	Heavily wooded with Birch & Spruce
<b>Surveyed:</b>	Yes; the corners were originally marked with 5/8" x 30" rebar.
<b>Taxes:</b>	Approx \$167.18 yr
<b>Terms:</b>	Cash
<b>Remarks:</b>	

**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.