
**Cabin with Full
Loft on Lake
Louise**

File #S460

Land Size:	4.42 Acres
Price:	\$150,000
Area:	Mat-Su East (Lake Louise)
Legal Description:	Lot 9 of USS #3490; Talkeetna Recording District
Directions:	Located on eastern shore of Lake Louise; see maps.
Access:	Boat, float plane or snowmachine.
Waterfront:	Approx 415.80' of frontage on Lake Louise; no wetlands noted.
Utilities:	Wired for electric (led lighting). Oil monitor 441 diesel stove for heat (8 gal capacity; lasts about 3-4 days in winter). Outhouse.
Covenants:	None; unrestricted.
Buildings:	640 sf frame cabin (16'x20') includes full loft built 2019. Engineered wood (Smart Siding) exterior; metal roof; 4' covered front porch. Propane fridge and oven/cooktop.
Topography:	Rolling.
Trees:	Spruce & alder.
Surveyed:	Yes; the corners were originally marked with brass capped iron posts on 3 corners & 2"x3"x36" wood post on northwest corner.
Taxes:	Approx \$330.93 yr
Terms:	Cash
Remarks:	Turn-key. Kitchen table with 4 chairs, couch and two beds included in sales price.

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.