
**Residential Lot in
Houston overlooks
Public Park**
File #W198

Land Size:	.48 Acre
Price:	\$15,250
Area:	Mat-Su South Central
Legal Description:	Lot 1 Block 5 Enchanted Forest; Palmer Recording District; Plat #71-50
Directions:	3883 N. Robin Hood Drive: From Wasilla take Parks Highway north to approx mile 56.5; rt on King Arthur Drive; lft on Merlin Drive; rt on Robin Hood Drive; see lot on right.
Access:	Maintained gravel road.
Water Front:	None; property overlooks public park (marsh). Property lies within a 100 Year Flood Zone. Wetlands noted.
View:	Views overlooking park at back of lot.
Utilities:	Electric adjacent and overhead.
Covenants:	Yes; read the CC&R's (Single family residential or recreational uses only; no resubs). Zoned R-1 (Single-Family & Two-Family Residential District) by the city of Houston.
Buildings:	None
Topography:	Level
Trees:	Heavily wooded with willow and spruce.
Surveyed:	No; see approx GPS coordinates.
Taxes:	Approx \$103.54 yr.
Terms:	Cash; or Owner will finance sale with a minimum 30% down payment.

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.