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**960 sf Cabin on  
Susitna Lake**  
*File #W199*

<b>Land Size:</b>	2.42 Acres
<b>Price:</b>	\$59,900
<b>Area:</b>	Mat-Su East
<b>Legal Description:</b>	Lot 3B of USS #4593 Resubdivision of Lot 3; Talkeetna Recording District
<b>Directions:</b>	Located at the north end of Susitna Lake and near the southern end of Tyone Lake. Approx 8 miles north from the north end of Lake Louise; see maps.
<b>Access:</b>	Float plane; boat; snow machine
<b>Water Front:</b>	Approx 167 ft of Susitna Lake frontage.
<b>View:</b>	Lake and distant mountain views.
<b>Utilities:</b>	Wood stove & fuel oil for heat. Electric lights (generator) & propane appliances. Outhouse.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	960 sf frame cabin built 1975; refurbished in 1987. 720 sf 1 <sup>st</sup> Floor; 240 sf 2 <sup>nd</sup> Floor (bedroom on each level). Wood exterior; Metal roof; Covered porch; post on pad foundation. Interior features include fridge, oven/cooktop.
<b>Topography:</b>	Gently rolling to sloping.
<b>Trees:</b>	Spruce, willow & blueberries.
<b>Surveyed:</b>	No; lot dimensions are approximate.
<b>Taxes:</b>	Approx \$328.85 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<b>Remarks:</b>	Turn-key; all items on site 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.