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## Cabin on Dinty Lake off Lake Louise Road

**File #W205**



<b>Land Size:</b>	4.81 Acres
<b>Price:</b>	\$74,000 for all.
<b>Area:</b>	Mat-Su East (Lake Louise area)
<b>Legal Description:</b>	Lot 12 of USS #3494; Talkeetna Recording District; Plat #2017-6
<b>Directions:</b>	Located approx. 1 mile east of Lake Louise Road on south end of Dinty Lake; see maps.
<b>Access:</b>	Unmaintained trail access from Lake Louise Road. Trail meanders thru subject lot (see Trail Map).
<b>Waterfront:</b>	Approx. 140 ft of frontage on Dinty Lake; wetlands noted.
<b>Utilities:</b>	None. Wood burning stove/oven. Solar unit w/windmill, three solar collectors and three battery units.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	12'x 24' (288 sf) wood frame cabin built 2018 (unfinished); metal roof; insulated; treated post foundation.
<b>Trees:</b>	Wooded with spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 2" x 3" wooden posts painted white.
<b>Taxes:</b>	Approx \$223.09 yr
<b>Terms:</b>	Cash or New Financing
<b>Remarks:</b>	Turn-key. All items on site included in sales price including log splitter and snow mobile.

**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.