
6.18 Acres with Cabin & Dock on Trinity Lake

File #W206



Land Size:	6.18 Acres
Price:	\$54,900
Area:	Mat-Su Remote SW (Trinity Lake)
Legal Description:	Lots 12 & 13 Block 1 Trinity Lakes; ASLS #74-13
Directions:	Located on eastern shore of Trinity Lakes; see map.
Access:	Float plane; or snowmachine.
Waterfront:	Approx 513.96 ft of frontage on Trinity Lakes. Wetlands noted at back of lots.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	96 sf Cabin w/half loft built 2014. Painted plywood exterior; metal roof. Floating modular dock (22' in length).
Surveyed:	Yes; corners were originally marked with aluminum capped monuments.
Taxes:	Approx \$246.19 yr for all.
Terms:	Cash; or New Financing
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.