



## **Alaskan Dream Getaway Property w/Cabin, Aleutians East County, Alaska, 9.23 Acres**

**\$149,000**

Alaskan dream getaway property with room to expand!! Two lots with 9.23 acres, with comfortable cabin & views. Turn-key cabin is set up with wood stove, appliances, generator, solar, & Starlink!

Well and outhouse! Excellent hunting right from the front porch. Includes 2021 Argo low mileage ATV for a ready-to-go package! Property backs to nearly limitless public land and trails.

From the Seller:

- 3500 Watt SUPER QUIET Inverter Generator with CO SECURE Technology
- Battery is a 12V 210aH AGM lead battery
- Solar charge controller is a Zamp ZS-60A. It is wired for solar.
- Inverter is an inverter/charger - Xantrex Freedom XC 2000. It is hard wired to a cord that plugs into the generator, so it

charges the battery and runs off of generator power. When the generator is turned off, the transfer switch automatically switches everything to battery power with no interruption of power.

- There is a DC fuse box that has one DC circuit in it which currently powers the fridge.

- Comes with Starlink.

- There is a switch installed for wind turbine power if someone wanted to wire it. The whole place could be on a combination of solar and wind turbine power.

#### Main Info

- Street Address : 29026 Caribou View Lane
- Lot Size Acres : 9.23 Acres
- Postal / Zip Code : 99603
- Dwelling : Yes
- State / Province : Alaska
- (Assessor) Parcel Number : 18525817 & 18525818
- County : Aleutians East
- Closest City : Homer

#### Home Info

- Year Built : 2022
- Square Feet Main House : 192 square feet

#### Broker Info

Tait Zimmerman

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