

## Sports Afield Trophy Property

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### Wrangell Narrows/Frederick Sound, Wrangell Petersburg County, Alaska, 5.96 Acres

**\$2,150,000**

- Beach Access, Big Game, Fishing, House, Income producing, Ocean Frontage, Off-Road, Water Sports, Waterfowl, Wildlife Viewing

Two stunning oceanfront properties listed together in beautiful Southeast Alaska! First property is a Wrangell Narrows oceanfront house (2,100 SF) that is road accessible with two living units (currently used as vacation rental) and deep water access on 1.17 acres. Second property is a semi-remote Frederick Sound oceanfront cabin (960 SF), accessible by water and just a short hike from the road system on 1.75 acres, plus two adjacent oceanfront lots of 1.35 and 1.67 acres for a total of nearly 5 acres. Together these properties are the perfect setup, whether for personal full-time living, seasonal recreation, or a lodge offering a variety of options to clients. Whale watching, wildlife, fishing, water sports, and adventure right from the front yard! These properties come with many furnishings and a host of "toys" (see list below)!

#### ----Wrangell Narrows Home (w/ Road Access)----

This prow front home with panoramic views on Wrangell Narrows near Petersburg, AK is the perfect spot to relax with a

cup of coffee while you watch the waves and wildlife. Orca, porpoise, seals, sea otter, eagles, deer, moose, and sometimes bears are very active on these shores. The upstairs unit includes master bedroom, open living/kitchen, secondary bedroom/office, loft (can be a third bedroom), and main bathroom with walk-in shower. The downstairs unit includes a spacious master bedroom with large bathroom featuring a walk-in rain shower, full kitchen, and living room with expansive views. Both levels, as well as the garage feature in-floor heat. Relax in the hot tub overlooking the Narrows, or head to Blind River for salmon fishing only 8 minutes away!

Home - 2,100 SF

Upper Level - 1,350 SF

Lower Level - 750 SF

Single Stall Garage - 350 SF

Lot - 51,357 SF (over 1 acre)

Upper Level:

- Master Bedroom - Log bedroom set, queen bed, 2 night stands, chest of drawers, 45" TV, and dresser
- Master Bath - Stainless steel washer & dryer, closet, tub with shower, and vanity with granite top
- Open Living/Kitchen - Leather power couch & recliner, 55" TV, log kitchen table with 6 chairs, stainless steel fridge, dishwasher, and gas range
- Loft - Queen bed, leather love seat, bean bag, and TV
- Bedroom/Office - Desk, 2 leather mission recliners, and futon
- Main Bathroom: Walk-in shower and vanity with granite top

Lower Level:

- Open Living/Kitchen - Leather power reclining couch, 2 acorn accent chairs, queen size Murphy Bed, large kitchen table with 4 chairs, stainless steel fridge, and gas range
- Bedroom - Queen size poster bedroom set includes 2 nightstands, chest of drawers, dresser with mirror, and storage bench
- Bathroom - Oversized walk-in rain shower and oversized cement vanity with storage
- Hot Tub

#### ----Frederick Sound Remote Cabin----

Beautifully rustic off-grid cozy getaway! Cabin on three adjoining lots for a total of nearly 5 waterfront acres! Property is ocean accessible and just a short hike from the road system. Enjoy panoramic views from the living room, lots of Alaskan touches and features, and wildlife viewing right from the deck.

3 lots in Frederick Point East Subdivision:

- Lot 8 - 76,535 SF
- Lot 7 - 58,806 SF
- Lot 6 - 73,094 SF
- Total waterfront property - 208,435 SF (just under 5 acres)

Cabin - 960 SF

- Main Bedroom - Log queen bed with 2 nightstands, and closet
- Bathroom - Washer & dryer (propane), pedestal sink, corner shower, and composting toilet
- Kitchen - Log kitchen table with 2 chairs and 2 benches, propane fridge and cooktop
- Living Room - Four window benches with cushions in the prow, recliner, and log futon
- Loft - Log queen bed, log chest of drawers, nightstand, log futon, log rocking chair, accent chair, desk, and TV with DVD player only

#### "Toys" Included:

- 2013 16' Sea Ark Jet Skiff with 40 hp Yamaha and trailer
- 2012 Ford F250 Super Duty
- 2006 Polaris Sportsman 500
- 2006 Polaris Sportsman 500 with plow

- 2006 Polaris Sportsman 700 with Mattracks to switch out for wheels during winter
- 3 Sea Kayaks
- 2 Wenonah Canoes (Kevlar) Double/Single
- 2022 Mission V-Nose Covered 21' Trailer

### Main Info

- Street Address : NHN Wrangell Narrows/Frederick Sound
- Postal / Zip Code : 99833
- State / Province : Alaska
- County : Wrangell Petersburg
- Closest City : Petersburg
- Lot Size Acres : 5.96 Acres
- Lot Size Square Feet : 259792 square feet
- Dwelling : Yes

### Home Info

- Square Feet Main House : 3060 square feet
- Bedrooms : 6
- Building Features : Garage
- Baths : 4

### Broker Info

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