



## 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 absolutely stunning oceanfront properties being sold together in beautiful Southeast Alaska! Road accessible Wrangell Narrows 2,100 SF house w/ two living units (currently used as vacation rental) on 1.17 acres w/ deep water access, and semi-remote Frederick Sound 960 SF cabin (short hike from road system or ocean access) on 1.75 acres w/ two adjacent oceanfront lots of 1.35 and 1.67 acres. The perfect setup, whether for personal full-time living, seasonal recreation, or a lodge offering flexibility to clients. Whale watching, wildlife, fishing, water sports, and adventure right from the front yard! The properties come w/ many furnishings, and a host of "toys" (see list below)!

Wrangell Narrows Home (w/ Road Access):

Prow front home on Wrangell Narrows is the perfect spot to relax with a cup of coffee while you watch the ships roll in to Petersburg AK. Orca, porpoise, seals, sea otter and eagles are very active on these shores. The accommodations include a spacious queen bedroom, large master bathroom with walk-in rain shower, full kitchen, living room with leather seating and a queen-size murphy bed (sleeps 2-4). Relax in the hot tub that overlooks the Narrows. Blind River, hot spot for salmon fishing is 8 minutes away.

\* Home = 2,100 sq.ft.

Single Stall Garage = 350 sq.ft.

Upper Level = 1,350

Lower Level = 750

\* Lot = 51,357 sq.ft. (over 1 acre)

## Waterfront property on Wrangell Narrows

\* Heated Floors - both levels & garage

### Upper Level:

\*Master Bedroom - Log Bedroom Set, queen bed, 2 night stands, chest of drawers, 45" TV & dresser

\*Master Bath - stainless steel washer & dryer, closet, tub w/shower & vanity w/granite

\*Open Living/Kitchen - leather power couch & recliner, 55" TV, log kitchen table w/6 chairs, stainless steel fridge, dishwasher & gas range.

\*Loft - Queen bed, bean bag, & leather peer love seat & TV

\*Bedroom/Office - desk, 2 leather mission recliners & futon

\*Main Bathroom: walk-in shower & vanity w/granite

### Lower Level :

\*Open Living/Kitchen - leather power reclining couch, 2 acorn accent chairs, queen size Murphy Bed, large kitchen table w/4 chairs, stainless steel fridge & range (gas)

\*Bedroom - Queen size poster bedroom set includes 2 nightstands, chest of drawers, dresser w/ mirror & storage bench

\*Bathroom - oversized, walk-in rain shower

& oversized cement vanity w/storage

\* Hot Tub

### Frederick Sound Remote Cabin:

\* Cabin = 960 sq.ft.

\* 3 lots in Frederick Point East Subdivision

Lot 8 = 76,535

Lot 7 = 58,806

Lot 6 = 73,094

Total waterfront property = 208,435 sq.ft

(Just under 5 acres)

\* Main Bedroom - Log Queen Bed w/2 nightstands & closet

\* Bathroom - washer & dryer (propane), pedestal sink, corner shower & composting toilet

\* Kitchen - Log kitchen table w/ 2 chairs & 2 benches, propane fridge & cooktop

\* Living Room - 4 window benches w/ cushions (5' each) in the prow, recliner & log futon

\* Loft - Log Queen Bed, log chest of drawers, nightstand, log futon, log rocking chair, accent chair, desk, & TV w/DVD player only.

### "Toys" included:

\* 2013 16' Sea Ark Jet Skiff w/ 40 hp Yamaha & trailer

\* 2012 Ford F250 Super Duty Black

\* 2006 Polaris Sportsman 500 Green

\* 2006 Polaris Sportsman 500 Silver w/plow

\* 2006 Polaris Sportsman 700 Camo w/ Mattracks to switch out the wheels during winter to play in snow

\* 3 Sea Kayaks

\* 2 Wenonah Canoes (Kevlar) Double/Single

\* 2022 Mission V-Nose Covered Trailer 21'

### Main Info

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

### Home Info

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

## Broker Info



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