

This Eloquent Narrative Was Prepared By The Owners

We are offering our home and property for sale, following 35 years of experiencing a rigorous and rewarding lifestyle along the north bank of the Klutina River while raising our family. The Klutina is known for its king and sockeye salmon runs, and it flows into the mighty Copper River about a mile from our home near Copper Center.

Our property, North Klutina Bluff Subdivision, is a unique, 17+ acre platted subdivision in the beautiful Copper River Valley, home to Wrangell-St. Elias National Park, the nation's largest. Two of the five lots have mountain views and Klutina River frontage (totaling 700+ feet), with the home and all improvements and outbuildings built on one of these lots. The other three are wooded with a mixture of aspen and spruce. All are situated high on the bluff, with a deep gravel base, excellent for building. A private well with good water services the home. Phone, electricity, Internet/fiber optic are in use on the home lot (Lot 3) and adjoins the other lots.

While this is definitely rural Alaska, Anchorage can be reached in just over 3 hours, via the Richardson and Glenn Highways. The subdivision is only 1/2 mile from the Richardson Hwy (#4), a major thoroughfare leading from coastal Valdez north into the Interior. The property is accessed via the paved Brenwick-Craig Road and a private drive. The property's central location provides recreational opportunities for day trips to Prince William Sound, Chitina and McCarthy/Kennicott, the Tangle Lakes/Denali Highway, and the Mentasta and Tok areas, all on major paved highways.

The year-round, well-insulated, 1-bedroom, 1-bath home is on 7.1 acre Lot 3 and is attached to a 36'x48' garage/shop with an additional full bathroom. This spacious garage/shop provides for two or more cars, room for large-scale projects, and additional year-round living space. A hallway leads to a 24'x48' wing with two large guest rooms, a living room, and separate entrance, previously used during summers as a B&B. This wing is heated separately and can be closed off during winter months. The basement area below the home can be used in a variety of ways.

Other outbuildings include a 30'x30' shed with electricity. A 12'x16' frame guest cabin (with electricity) sits near the bluff, viewing west up the Klutina River. A 28'x48' storage building to the north has a high ceiling and over-sized 16'x16' door, and room for vehicles, boats and RV storage. The park-like grounds surrounding the home include sections of lawn, an established garden, greenhouse, berry and rhubarb beds, and a short path leads to the river bluff with views of the Chugach Mountains to the south. 16,390 ft Mt. Blackburn is visible from Lot 5. A state-maintained airstrip (within one mile) and the public boat landing are both located across the Klutina River from the property.

The property as a whole holds potential for a variety of business opportunities, further home construction on quality building ground, small farm with market garden or animals, or left as it is for ultimate privacy. Let your entrepreneurship flourish!

Additional features:

No property taxes on this home or property!

Copper Center Post Office, Princess Wilderness Lodge, Copper Center Museum are located within one mile of the property. National Park Headquarters is 4 miles north.

Richardson Highway and Brenwick-Craig Road are State-maintained, year-round.

Bald eagles often perch at eye level along the bluff during summer months. Wildlife and wildflowers abound.

Owner has developed a secondary water system for watering the garden and grounds.

One can snow machine, cross-country ski, or travel by ATV up to Klutina Lake, leaving from the house.

School bus service runs on the Brenwick-Craig Road, and the community supports a strong homeschool community.

Owner will consider a turn-key transaction.

Home has 12" thick walls and heats on two cords of wood per winter with garage using approximately five cords.

This is a safe, adventurous, and beautiful location on which to raise a family, develop a business, or retire from busy urban life. The property is private, but not isolated.