

(Detailed Description as prepared by the Owner)

Location: LOTS 55A and 55B Hewitt-Whiskey Lakes Alaska Subdivision

Lot size: Lot 55A 18.71 acres, Lot 55B 18.84 acres. Total acres 37.55

Cabin is a two story log home: 1,200 sq ft. plus 220 sq ft screened porch.

Built in 1985 and renovated in 1999 including new steel foundation, kitchen cabinets, and hardwood floor refinish

FEATURES:

Plumbing:

Well pump 120 volt which runs off remote start generator to fill 100 gallon tank in the roof eaves. Works year round.

12 volt demand pump pressurizes the indoor plumbing

Flush toilet with septic system. Works year round

Kitchen and bathroom sinks.

Bathtub with shower

Tankless hot water system for sinks and bath. Runs on propane and does not require electric power

Electrical:

Remote start 6,200 Watt Honda generator – Underground wiring to cabin, boathouse, and helipad shed

12 volt storage batteries charged by solar panels plus generator as needed

Portable auxiliary 2,000 Watt (EU2200i) Honda generator (New)

Electric fence: For bear protection attached to cabin exterior

Appliances:

Two propane refrigerators

Propane range and oven

Propane as well as 12v lights

12 volt stereo system, AM, FM, CD, Bluetooth

Aviation transceiver with roof mounted antenna

Cuisinart coffee maker, food processor, Kitchen Aid mixer, etc.

Heat

Hearthstone wood stove. Keeps cabin warm even at -30F

Portable kerosene heater 25,000 BTU

OUT BUILDINGS

SNOW MACHINE SHED

Drive through with in and out ramps for snow machine.

Room for tool and accessory storage as well as full overhead storage

Attached generator shed houses 6200 Watt remote start Honda generator connected to main cabin and boat house by underground wiring.

SAUNA

Located adjacent to main cabin. Cedar lined sauna with sauna wood stove.

Separate changing area.

Can be used as sauna or storage shed.

HELIPAD

75' X 75' adjacent to cabin

7' X 7' storage shed wired with 20amp remote switched circuit for helicopter preheat.

30ft DOCK

BOATHOUSE

24' x 12'

Winter storage for pontoon boat

Electric winch hoists boat out of the lake onto subfloor commercial rollers.

Boathouse converts to entertainment and dining area in summer, with beautiful lake level views.

8' X 7' roll down screen system covers garage door opening to keep mosquitoes out.

STEELMASTER SHED

12' X 20' Quonset style steel shed. Built in 2020

<u>VEHICLES AND MACHINERY</u>	VALUE
Hitachi 2011 ZX35U 2011 Excavator 800hrs	\$50,000
Ski Doo 2010 Expedition 1200 snow machine. Used for trail grooming and heavy loads	\$10,000
Trail groomers for making skate and classic ski trails	
Polaris 2018 Switchback Assault. Used for FUN!	\$13,000
Polaris 2017 Ranger ATV w power steering	\$12,000
Paddle Quest 16' 2014 pontoon paddle boat with auxiliary battery powered motor and solar charger	\$11,000
Grumman 16' aluminum V bottom boat with new Suzuki 15 hp 4 stroke outboard	<u>\$ 4,000</u>
Total.	\$100,000

TRAIL

Cleared two mile loop through the woods which we maintain year round. Great for classic skiing, hiking, snow machining, and four wheeling!

MISC.

Two Stihl chainsaws
 Gas log splitter
 Numerous tools
 Numerous gas, water, and electrical fittings, extra parts etc.
 New spare tankless hot water heater
 New Honda lawn mower
 Remote weather station
 Remote Arlo video camera