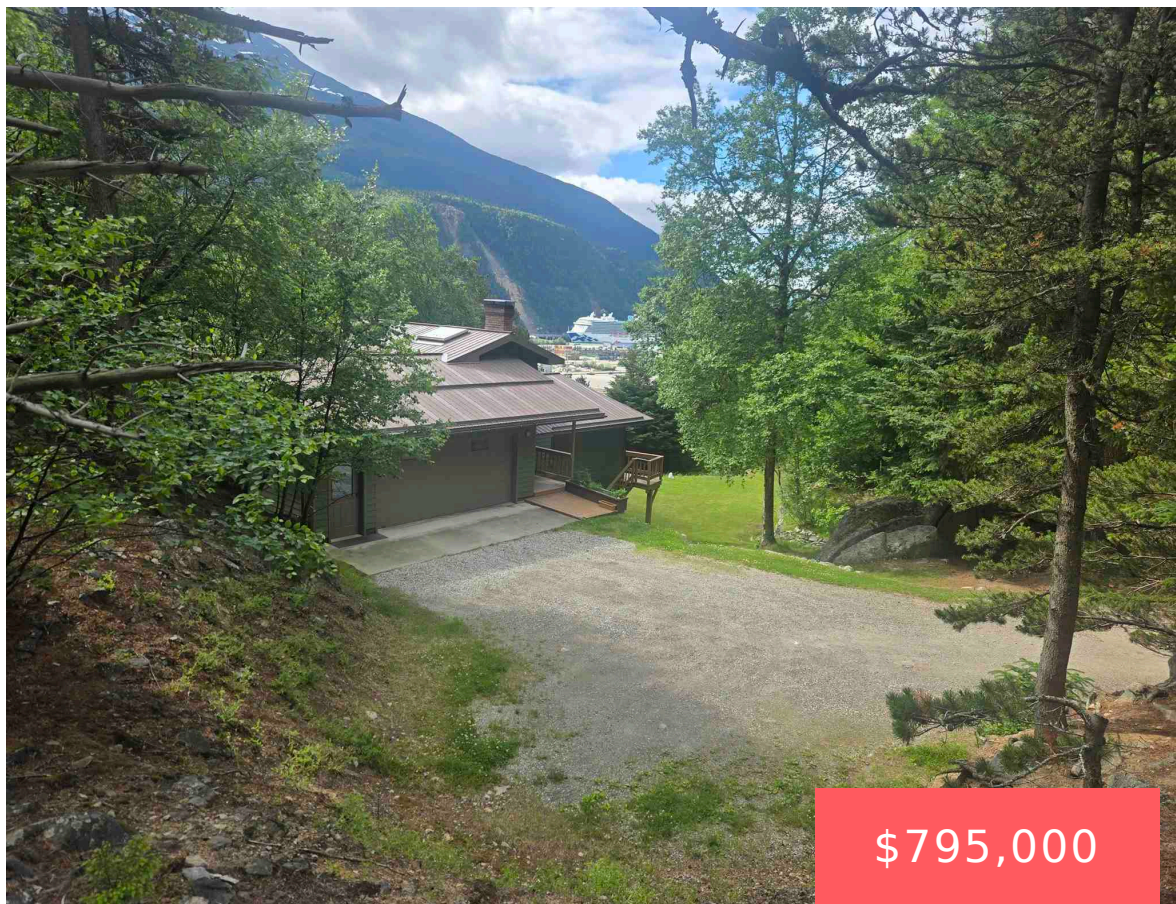
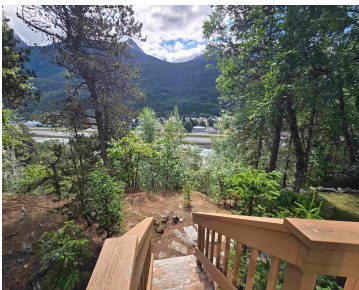


# 1 RAGGED ASS ROAD SKAGWAY AK 99840

<https://staging.homesinjuneau.com>

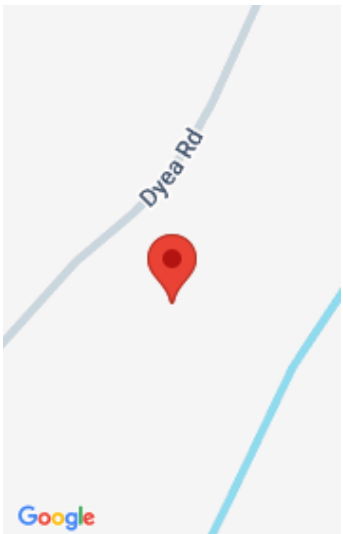


\$795,000



Exceptional 3-bedroom, 2-bath home on 1.88 private acres overlooking Skagway with excellent views down Lynn Canal. The home features a wraparound deck, a bonus upper-level craft room/office with outstanding views, a jetted tub in the primary bathroom, and an attached two-car garage. Distinctive details include a three-story brick chimney, a park-like yard, a dual fuel furnace (oil or wood), and two storage vaults utilizing cast iron boiler doors from the mission. A rare opportunity to own a private bluff-top property with acreage, exceptional views, and one of Skagway's most desirable natural settings. LOT 35B, TRACT E, WARDER SUBDIVISION, PLAT 2010-01, SRD, FJD, AK

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- Active
- 2065 sq ft



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## Location Details

**Elementary School:** Skagway  
**High School:** Skagway  
**Property Zoning:** D1-Sngl Fam&Dup

**Middle School:** Skagway  
**Location/Area:** SKAGWAY

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## Property Details

**Approx. # Acres:** 1.88  
**Construction Status:** Existing  
**Sale/Rent:** For Sale  
**LOT DESCRIPTION:** Wooded Lot,Bluff Site  
**Foreclosure:** No

**Price Per SQFT:** 384.99  
**Sub/Condo/MHP:** Not on List see Remarks  
**Levels:** 3 Story  
**Short Sale:** No

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## Property Features

**Parking Type:** Garage Heated  
**Approx. Garage SQFT:** 576  
**WATERFRONT:** River  
**ROOF:** Metal  
**FIREPLACE:** Wood Stove,In Living Room  
**SEWER:** Septic  
**PORCH/PATIO:** Porch Open,Open Deck

**Covered Parking Capacity:** 2  
**Waterfront:** Freshwater  
**EXTERIOR:** Wood Siding  
**LANDSCAPING:** Trees,Terracing  
**OIL HEATING:** Forced Air  
**LAUNDRY:** Lower Level  
**ACCESS:** Paved,Gravel

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## Fees & Taxes

**Tax Year:** 2025  
**Taxes:** 2106.25

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## Miscellaneous



**Total Assessed Value:** 455900  
**Assessed Value: Land:** 135000

**Assessed Value: Buildings:** 320900  
**POSSESSION:** Closing

**Courtesy of**

**Office Name:** Regal Realty  
**Agent Last Name:** Reigle

**Agent First Name:** Mandy

