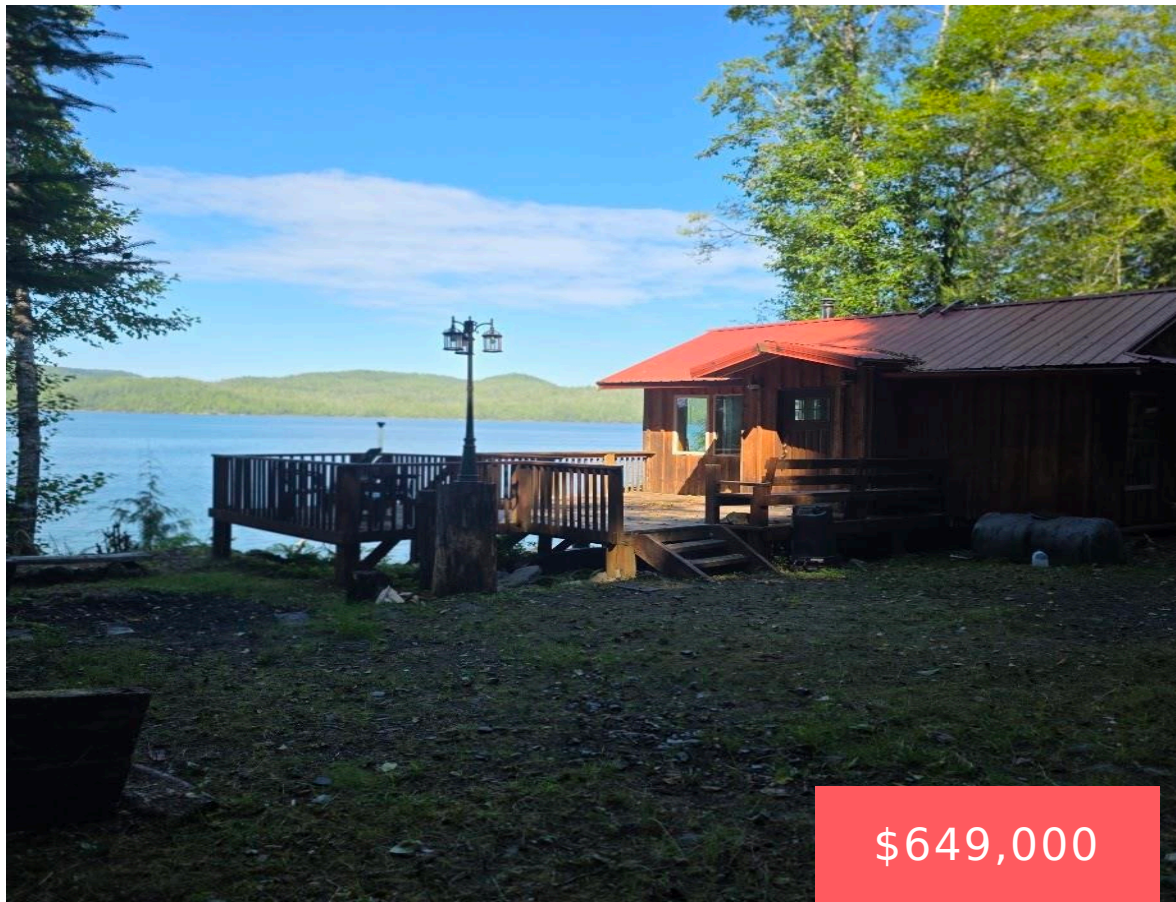


16255 N TONGASS HWY. KETCHIKAN AK 99901

https://staging.homesinjuneau.com

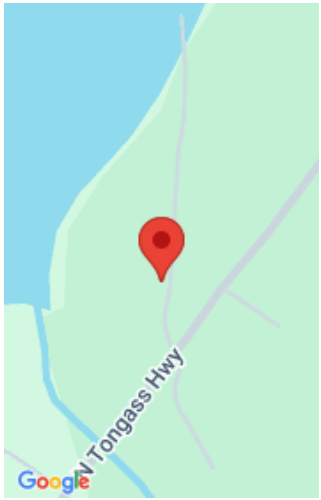


Rare Southeast Alaska oceanfront retreat featuring two combined legal parcels totaling 95,057 square feet (~2.18 acres) with 200 feet of water frontage. The main residence is an approximately 1,000 square foot oceanfront cabin (built in 2018) perched right over the shoreline to maximize water views. There is a comfortable, serviceable cabin equipped with all the essential amenities for year-round living or seasonal getaways. Inside, the open-concept layout is highlighted by vaulted ceilings with natural log timber accents, updated ceramic plank flooring, and massive picture windows framing channel activity and passing marine wildlife. The living space centers around a cozy wood-burning stove for efficient heating transitioning seamlessly into a functional kitchen complete with solid cabinetry, a range, stainless steel refrigeration, and an island bar with counter seating. Accommodations include a private bedroom and a detached 3/4 bathroom complete with laundry hookups and a walk-in shower. Essential utilities are fully addressed with a brand-new water system and a brand new on-site septic system. New in the box Toyo is on sight but...

- 1 bed
- 1 bath
- Single Family
- RESIDENTIAL
- Active
- 1000 sq ft



Dinah, Pearson



Rooms & Units Description

Master Bedroom Level: 1
Entry Level: 1
Utility Comments: Detached

Laundry Comments: Detached
Den/Office Level: 1

Location Details

Elementary School: Houghtaling
High School: Ketchikan H.S.
Property Zoning: Ketchikan-RL

Middle School: Schoenbar
Location/Area: KETCHIKAN-NORTH

Property Details

Approx. # Acres: 2.1
Construction Status: Existing
Sale/Rent: For Sale
STYLE: Cabin
Short Sale: No
Foreclosure: No

Price Per SQFT: 649
Sub/Condo/MHP: Not in a Subdivision
Levels: 1 Story
LOT DESCRIPTION: Wooded Lot,Water Frontage,Bluff Site
TERMS: Cash,Conventional

Property Features

Parking Type: Carport
Waterfront: Saltwater
EXTERIOR: Wood Siding
FIREPLACE: Wood Stove
SEWER: Septic
PORCH/PATIO: Open Deck

Covered Parking Capacity: 1
WATERFRONT: Ocean
ROOF: Metal
ELECTRIC HEATING: Wall Unit
LAUNDRY: Lower Level
ACCESS: Paved,Gravel,Shared Driveway



Fees & Taxes

Tax Year: 2026

Taxes: 2142.4

Miscellaneous

Total Assessed Value: 393100

Assessed Value: Buildings: 54400

Assessed Value: Land: 338700

POSSESSION: Closing

Courtesy of

Office Name: Legacy Real Estate Firm

Agent First Name: Dinah

Agent Last Name: Pearson

