2556 E TONGASS NARROWS KETCHIKAN AK 99901

https://staging.homesinjuneau.com









2 bedroom 1 bath home, custom built in 2012 and excellently maintained. 1 Arce of beach front on Pennock Island in Bald Headed Cove, with a stunning view of South Ketchikan and mountains across the channel. Completely set up to live off grid, this home has a solar charging system with inverter and a Honda generator for supplemental power. The refrigerator/freezer is ac and/or propane. A water cistern with a roof catchment system, permitted septic and a 5 star energy rating complete this off-grid package. Cellular and internet access with any phone carrier and good connectivity for Starlink. Three Bears Grocery is two minutes away and downtown Ketchikan is 5 minutes. Whales, Orcas, salmon, and an abundance of marine life are at your front door with deer hunting in your back yard. Owner has a 19' 1994 Kingfisher with a 2013 115hp Yamaha 4-stroke and a Yamaha 9hp 4-stroke kicker. In addition the Owner also has a 2022 Arctic Cat 4x4 quad with 89 miles on it and will negotiate...

- 2 beds
- 1 bath
- Single Family
- RESIDENTIAL
- Active
- 1198 sq ft



Scott Nall

Rooms & Units Description

Master Bedroom Level: 1
Living Rm Level: 1
Dining Rm Level: 1
Entry Level: 1
Utility Level: 1
Kitchen Level: 1
Bedroom 2 Level: 1
Living Rm Comments: Water View
Dining Rm Comments: Water View
Entry Comments: Mud and Laundry
Utility Comments: Off Grid Solar
Kitchen Comments: Water View

Location Details

Elementary School: Houghtaling
High School: Ketchikan H.S.
Property Zoning: D1-Sngl Fam&Dup
Middle School: Schoenbar
Location/Area: KETCHIKAN-IN CITY

Property Details

Approx. # Acres: 1.05
Construction Status: Existing
Sale/Rent: For Sale
STYLE: Ranch
Short Sale: No
Foreclosure: No
Price Per SQFT: 408.18
Sub/Condo/MHP: Not in a Subdivision
Levels: 1 Story
LOT DESCRIPTION: Irregular
TERMS: Cash

Property Features

Parking Type: On Site
Waterfront: Saltwater
ROOF: Shingle
OIL HEATING: Monitor Type
LAUNDRY: Main Level
ACCESS: Air,Water

Covered Parking Capacity: 1
WATERFRONT: Ocean
LANDSCAPING: Terracing
SEWER: Septic
PORCH/PATIO: Porch Covered

Fees & Taxes

Tax Year: 2026

Taxes: 1620

Miscellaneous

Total Assessed Value: 296500
Assessed Value: Land: 42400

Assessed Value: Buildings: 254100
POSSESSION: Closing

Courtesy of

Office Name: Gateway City Realty, Inc.
Agent Last Name: Nall

Agent First Name: Scott