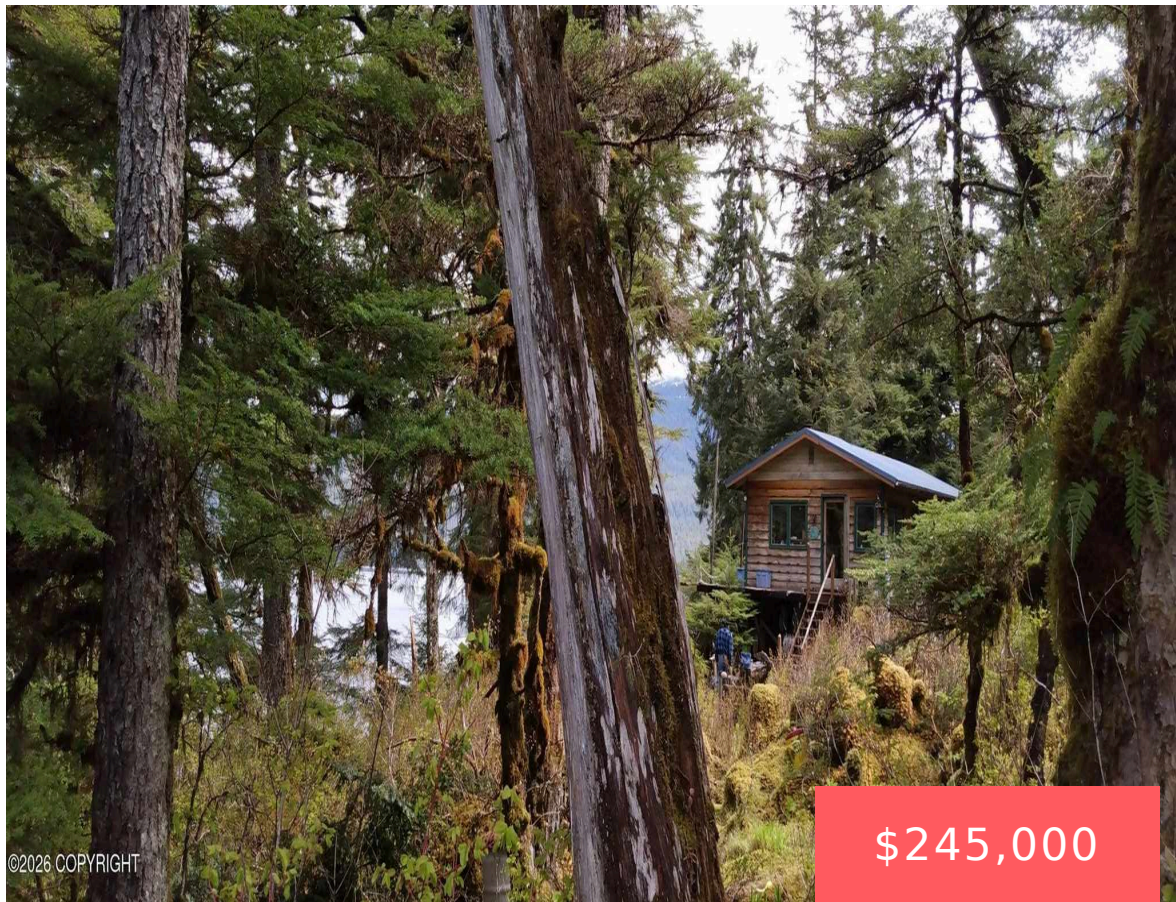
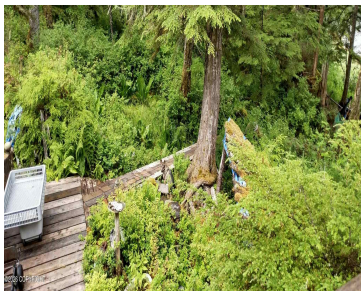
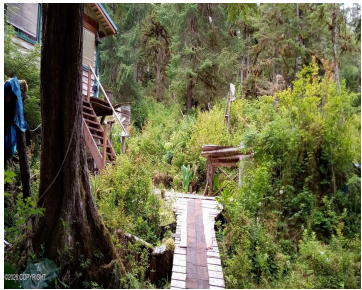


EASTERN PASSAGE LEGAL ADDRESS ONLY WRANGELL AK 99929

https://staging.homesinjuneau.com

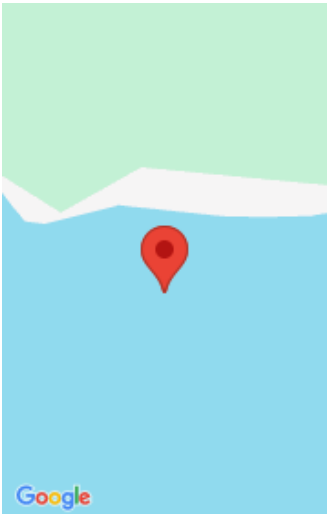


Ideal Off-Grid Island Retreat in Alaska Discover the ultimate off-grid lifestyle on this pristine 3.39-acre beachfront property, located in a protected cove on the backside of Wrangell Island. Accessible by boat, floatplane, or by walk-in for those who enjoy a long hike through the woods, this secluded retreat offers exceptional privacy, adventure, and immersion in nature. The property features a beautifully crafted 16' x 34' Red Cedar Panabode cabin, enhanced by a treated deck wrapping around three sides of the cabin perfect for taking in the beautiful mountain views, enjoying the scenery, and observing abundant wildlife. Fishing is plentiful right at your front door, including crab and shrimp, making this an exceptional location for outdoor enthusiasts. The area is also a birder's paradise, with diverse species frequenting the shoreline and surrounding forest. Additional improvements include a 10' x 18' shop area equipped with a 4,500W / 9,000W Porter-Cable generator, providing reliable off-grid power. An 8' x 18' laundry and power room, along with storage space beneath the cabin, adds practicality...

- 0 beds
- 1 bath
- Cabin
- RESIDENTIAL
- Active
- 560 sq ft



E. Bennett McGrath



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## Location Details

|                                           |                                       |
|-------------------------------------------|---------------------------------------|
| <b>Elementary School:</b> Other/See Remrk | <b>Middle School:</b> Other/See Remrk |
| <b>High School:</b> Other/See Remrk       | <b>Location/Area:</b> WRANGELL        |
| <b>Property Zoning:</b> Wrangell RMU-E    |                                       |

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## Property Details

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>Approx. # Acres:</b> 3.4          | <b>Price Per SQFT:</b> 437.5         |
| <b>Construction Status:</b> Existing | <b>Sub/Condo/MHP:</b> Other/see Rmks |
| <b>Sale/Rent:</b> For Sale           | <b>Levels:</b> 1 Story               |
| <b>STYLE:</b> Cabin                  | <b>LOT DESCRIPTION:</b> Sloping      |
| <b>Short Sale:</b> No                | <b>TERMS:</b> Cash,Conventional      |
| <b>Foreclosure:</b> No               |                                      |

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## Property Features

|                                            |                                |
|--------------------------------------------|--------------------------------|
| <b>Parking Type:</b> None                  | <b>Waterfront:</b> Saltwater   |
| <b>WATERFRONT:</b> Ocean                   | <b>EXTERIOR:</b> Wood Siding   |
| <b>ROOF:</b> Metal                         | <b>LANDSCAPING:</b> Trees      |
| <b>FIREPLACE:</b> None                     | <b>ELECTRIC HEATING:</b> Other |
| <b>OIL HEATING:</b> Other                  | <b>PROPANE HEATING:</b> Other  |
| <b>SEWER:</b> None                         | <b>LAUNDRY:</b> Main Level     |
| <b>PORCH/PATIO:</b> Open Deck,Open Balcony | <b>ACCESS:</b> Water           |

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## Fees & Taxes

|                       |                   |
|-----------------------|-------------------|
| <b>Tax Year:</b> 2025 | <b>Taxes:</b> 240 |
|-----------------------|-------------------|



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# Miscellaneous

**Total Assessed Value:** 67500

**Assessed Value: Land:** 45300

**Assessed Value: Buildings:** 22200

**POSSESSION:** Closing

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# Courtesy of

**Office Name:** Anchor Properties

**Agent Last Name:** McGrath

**Agent First Name:** E. Bennett

