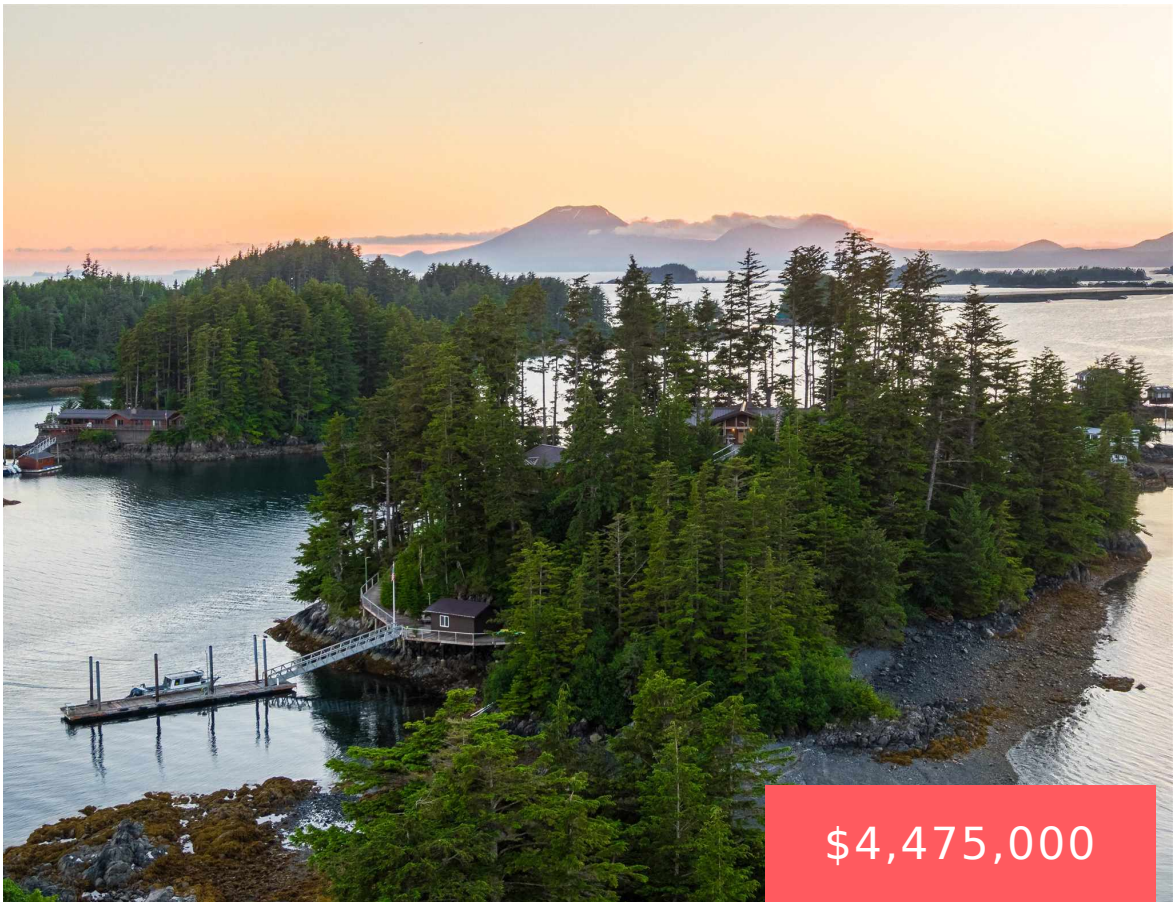
# LEGAL ADDRESS ONLY SITKA AK 99835

https://staging.homesinjuneau.com



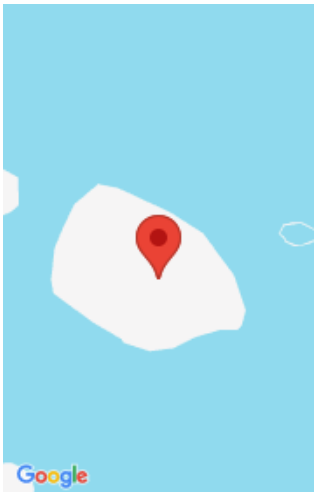







Tucked away beyond the historic waterfront community of Sitka, Alaska, a remarkable island retreat lies in the coveted waters of Southeast Alaska. Surrounded by forested islands, rugged mountain scenery, and the rich marine environment of Sitka Sound, Guckers Island offers the unique opportunity to experience a true Alaskan lifestyle. Located approximately 1.5 miles from Crescent Harbor, the island offers seclusion while being a short boat ride from restaurants, shops, the airport, and essential services. With views across the surrounding bays and the dramatic silhouette of Mt. Edgecumbe, this setting is defined by abundant wildlife and the unmistakable climate of coastal Alaska. Set on approximately 2.23 acres, this fully furnished, turnkey estate, powered by City electricity, features two modern Alpine-style residences, a dedicated fish-processing building, storage, extensive decked walkways, and an impressive 80-foot private deep-water dock. The property was carefully developed into the natural landscape in 2016 by a team of skilled craftsmen, including the owner himself. The construction of this extraordinary retreat was even featured during the fourth season of...

- 4 beds
- 4 1/2 baths
- Single Family
- RESIDENTIAL
- Active
- 3488 sq ft






**Shannon Dailey**

## Location Details

**Elementary School:** Baranof

**Middle School:** Blatchley

**High School:** Sitka

**Location/Area:** SITKA

**Property Zoning:** Sitka-GI

## Property Details

**Price Per SQFT:** 1282.97

**Construction Status:** Existing

**Sub/Condo/MHP:** Not in a Subdivision

**Sale/Rent:** For Sale

**Levels:** 1 Story

**STYLE:** Ranch

**LOT DESCRIPTION:** Wooded Lot,Water Frontage,Sloping,Rolling

**Short Sale:** No

**TERMS:** Cash,Conventional

**Foreclosure:** No

## Property Features

**Parking Type:** None

**Waterfront:** Saltwater

**WATERFRONT:** Ocean

**EXTERIOR:** Wood Siding

**ROOF:** Metal

**LANDSCAPING:** Trees,Outdoor Lighting

**FIREPLACE:** Fireplace Insert,In Living Room

**ELECTRIC HEATING:** Baseboard,Heat Pump,Radiant

**SEWER:** Septic

**LAUNDRY:** Area,Room

**PORCH/PATIO:** Porch Open,Porch Covered,Open Deck,Covered Deck

**ACCESS:** Water

## Fees & Taxes

**Tax Year:** 2026

**Taxes:** 12321.6

## Miscellaneous

**Total Assessed Value:** 2053600

**Assessed Value: Buildings:** 1253600

**Assessed Value: Land:** 800000

**Virtual Tour:** https://www.youtube.com/watch?v=zs4oe2NGMH0

**POSSESSION:** Closing

## Courtesy of

**Office Name:** Sitka Realty

**Agent First Name:** Shannon

**Agent Last Name:** Dailey