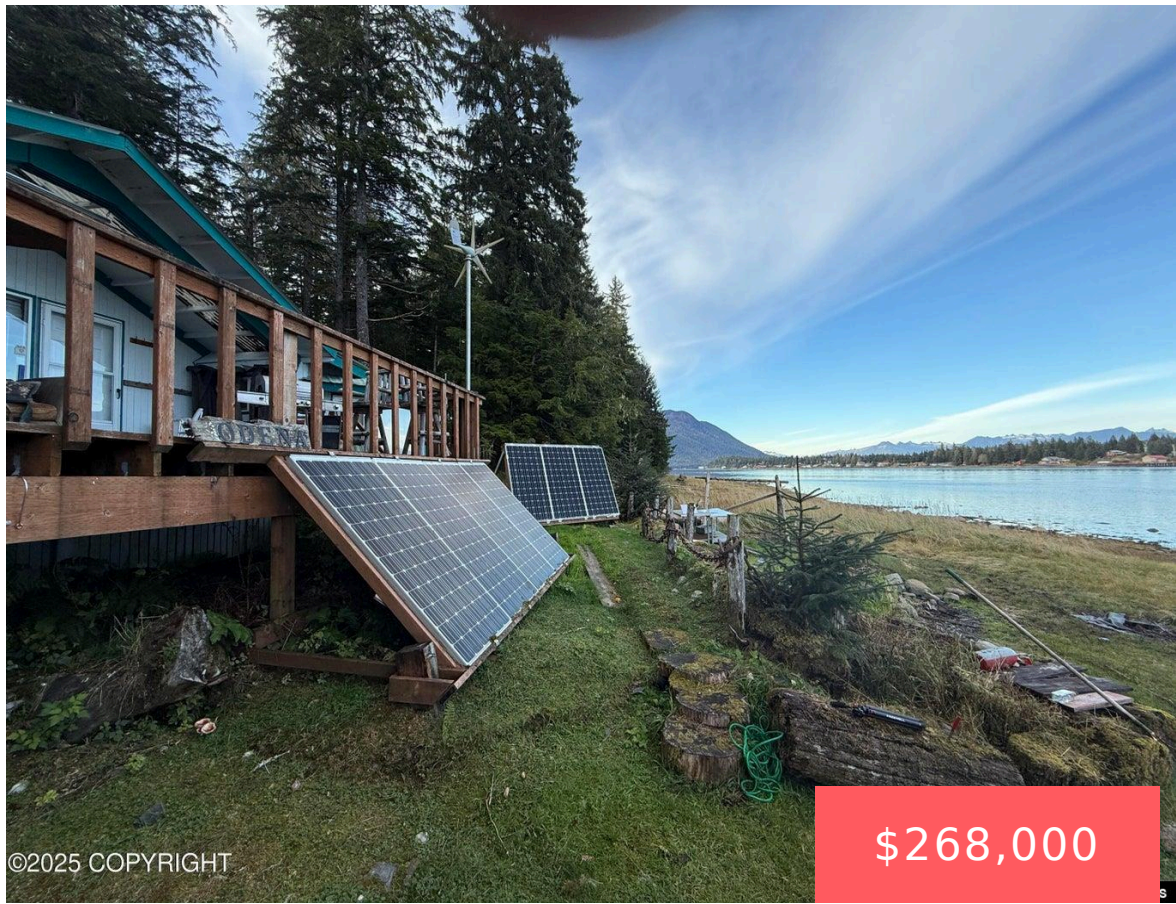


LOT 4 KUPREANOF SUBD. PETERSBURG AK 99833

https://staging.homesinjuneau.com



\$268,000

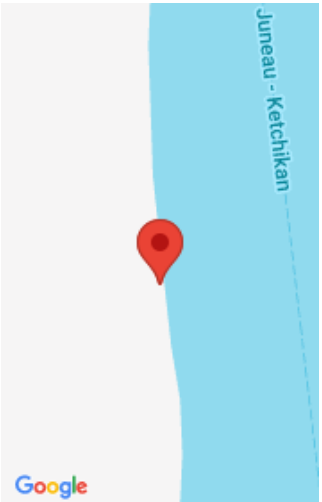


All-tide beach approach • Solar power • Water catchment • Marine outfall toilet • Tools convey • Merchantable timber • Easy run to Petersburg Tucked into more than three acres on Kupreanof Island, this turnkey summer getaway is purpose-built for fishermen, hunters, and anyone chasing true off-grid independence. The cabin is powered by its own photovoltaic (solar) array and supported by a rainwater catchment system, so daily living is simple, quiet, and self-reliant. A water-flushing toilet with a marine outfall adds real comfort you rarely find in remote cabins. What sets this property apart is the fantastic beach approach at any tide—launch, land, and load gear without waiting on water levels. The acreage includes merchantable timber, offering both near-term value and a ready source of materials for future projects (subject to local regulations). A substantial inventory of tools (hand and power) stays with the sale, making it easy to maintain the homestead and get straight to fishing, hunting, or relaxing. Kupreanof’s protected waters and wild country are at your doorstep,...

- 1 bed
- 1 bath
- Cabin
- RESIDENTIAL
- Active



E. Bennett McGrath



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## Location Details

|                                         |                                  |
|-----------------------------------------|----------------------------------|
| <b>Elementary School:</b> Stedman       | <b>Middle School:</b> Mitkof     |
| <b>High School:</b> Petersburg          | <b>Location/Area:</b> PETERSBURG |
| <b>Property Zoning:</b> D1-Sngl Fam&Dup |                                  |

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## Property Details

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>Approx. # Acres:</b> 3.03         | <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> Single Wide,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> No                    |
| <b>WATERFRONT:</b> Ocean  | <b>EXTERIOR:</b> Wood Siding             |
| <b>ROOF:</b> Metal        | <b>FIREPLACE:</b> None                   |
| <b>SEWER:</b> Septic      | <b>PORCH/PATIO:</b> Open Patio,Open Deck |
| <b>ACCESS:</b> Water      |                                          |

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## Fees & Taxes

|                       |                     |
|-----------------------|---------------------|
| <b>Tax Year:</b> 2025 | <b>Taxes:</b> 607.2 |
|-----------------------|---------------------|

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## Miscellaneous



**Total Assessed Value:** 151800  
**Assessed Value: Land:** 48800

**Assessed Value: Buildings:** 103000  
**POSSESSION:** Closing

Courtesy of

**Office Name:** Anchor Properties  
**Agent Last Name:** McGrath

**Agent First Name:** E. Bennett

