

# The Juneau Home Finder



## EXIT Realty of Juneau

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**DOWNTOWN CONDO  
GREAT LOCATION!**

## **JUNE 2016**

The easiest way to search for your new home...

[www.JuneauHomeFinder.com](http://www.JuneauHomeFinder.com)

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 MLS 

# Invest in Real Estate... It Never Goes Out of Style!

016 SEAMLS

**PRICE  
REDUCED**



## DOUGLAS WATERFRONT CONDO

[www.GullCove.Info](http://www.GullCove.Info)

Rarely available, this Waterfront Douglas condominium with beach access is one of only 8 units in the Gull Cove Association. Featuring two bedrooms and 1-1/2 baths, it has 917 sq. ft., PLUS A 300 sf GARAGE, a covered balcony and Fabulous Panoramic Views of the Channel and Downtown Juneau. Picnic in the Waterfront Gazebo or on the Beach! And an additional Parking spot can go with the unit. Also, never worry about snow as this condo has a heated driveway!!!

**Asking >>> \$249,900.**

**SOLD**



## GORGEOUS 3 BEDROOM HOME

This beautiful 3 bedroom, 2 bath single-family located at the end of a cul-de-sac sits on a large lot with plenty of extra parking for your boat or RV. Recent improvements include new laminate flooring and interior paint and light fixtures. Features include vaulted ceilings, hot tub, heated 2-car garage and a deck off the dining room with a view of Thunder Mountain. Convenient location close to bus lines, shopping, schools, bike paths and even the glacier. Well maintained with great craftsmanship.

(MLS# 15275) ASKING >>> \$355,000.



## IN WEST JUNEAU

[www.3111DouglasHighway.Info](http://www.3111DouglasHighway.Info)

Spacious 4 bedroom, 2.5 bath West Juneau home on the upper side of Douglas Highway overlooking Gastineau Channel and the City of Juneau, about mile from the Juneau Douglas Bridge. 2400 square feet Plus another 480 in a detached garage, full basement, metal fence and garden area. Adjacent lot is included in the price! (MLS #14712)

**ASKING >>> \$468,000.**

**PROFESSIONAL PROPERTY MANAGEMENT: Commercial, Single family, Multi-family and Condominium Management. Contact Ron Haffner or Wayne Bundy at 790-3948.**

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**NEW LISTING**



**Three Bedroom Home With Apartment**

## SINGLE FAMILY/APARTMENT

[www.9439PatriciaPlace.Info](http://www.9439PatriciaPlace.Info)

This single family/apartment on Patricia Place is 1582 sq. ft., has 3 bedrooms in the main Home renting for \$2100 and an approx. 500 sq. ft. 1 bedroom apartment that rents for \$1050, plus a large lot over 4/10s of an acre. Built in 1995, it has a 546 sq. ft. heated garage and a New Design North roof in 2011.

**(MLS #15594) ASKING \$419,000.**

## A GARDENER'S DELIGHT!

[www.8537EastValleyCourt.info](http://www.8537EastValleyCourt.info)

Beautiful 1-story, 3 bed/2 bath home, built for the owners by Burnett & son Const. with an Alaska Craftsman Home Designation. New paint in 2015, new roof 2008, new covered deck in 2011, new Toyo stove in 2012, new addition in 2005, & master bath remodel in 2016. Under cabinet lights with recessed ceiling lights in kitchen and living room. Work shop added in garage in 2005. River rock sidewalk leads to the front door, & the landscaped front yard features a Japanese maple. Back yard with 7 types of berry plantings, shed and green house.

**(MLS #15526) ASKING >>> \$355,000.**

**NEW LISTING**



**SALE PENDING**



## Beautifully Remodeled

Beautifully remodeled and maintained, this one bedroom, one bath condo unit features water & mountain views, a Jetted tub, Cherry laminate floors, filtered drinking water, entry deck, a storage unit and reserved parking. Dues are \$360 and INCLUDE heat, which can make this very economical living! **(MLS #15286) ASKING >>> \$95,000.**

**SOLD**



## Jordan Avenue Condo

This Like-New 2 bedroom, 2 Bath Jordan Avenue Condominium has solid surface counter-tops and stainless steel appliances, electric heat, and a 5-Star Energy Rating. It's in Great Condition and the Owner has upgraded tub enclosures.

**(MLS #15429) Asking >>> \$210,000.**



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**SALE  
PENDING**



## GUSTAVUS CABIN

[www.GustavusProperties.Com](http://www.GustavusProperties.Com)

Unfinished cabin with attached shed on 4.01 acres just off Gustavus Road in Gustavus, AK. This 2-story cabin is in need of some TLC and would make a great hunting or getaway cabin for the weekend. Wired for electricity but not connected, electrical service is nearby. Take Gustavus Road south from the airport where the road bends to the west look for an unpaved access drive on the left, property driveway is located on the left approximately 800 ft. from Gustavus Road turnoff.

**MLS #13180) ASKING >>> \$104,000.**



## LARGE FIVE BEDROOM VIEW HOME

[WWW.3610Greenwood.Info](http://WWW.3610Greenwood.Info)

This home is a rare find, with five bedrooms and two and one half baths. Located on the uphill side of Greenwood Avenue, with awesome views and plenty of sunshine, this property is well maintained and in excellent condition. Situated in the heart of Juneau where the Valley and Town are just a short distance away, this is a great opportunity at a great price.

**(MLS #14494) ASKING >>> \$454,000.**



## TWO-VESSEL BOAT HOUSE

[www.AuroraBoatHarbor.Info](http://www.AuroraBoatHarbor.Info)

Located on the end of G Float at spaces 20 & 21 in Aurora Harbor in Juneau, the **\$75,000** Purchase Price is for the entire boat house and provides covered moorage for two 45' by 17' boat slips with Electricity and available to the site. It could be used to Live-Aboard your vessel, and Approved Tenants get 2 car parking permits as Harbor Patrons. For those who just want to purchase one slip,

**each is available for \$39,000. MLS #14918 and #15284.**

**marty-lentz@gci.net**

## A BEAUTY IN WRANGELL

[www.WrangellAlaskaHome.Info](http://www.WrangellAlaskaHome.Info)

The Co-Owner of this property is a former Carpenter & General Contractor and his craftsmanship and attention to detail shows throughout the home. Originally built at the turn of the last century (Circa 1903) on a hillside near downtown Wrangell, it has new features that include an attached greenhouse, New Bamboo Laminate flooring, and decks that have been replaced & rebuilt with locally cut and milled red & yellow cedar. In addition it also now has in-floor radiant heat, a new foundation and metal roof and new insulation, plus MUCH MORE! And all situated with a Beautiful ocean view in a Convenient location to downtown Wrangell, approximately 2 blocks from Wrangell High School. Call today for an appointment to see this wonderful home. **(MLS #14530) ASKING >>> \$290,000.**



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**NEW LISTING**



## DOWNTOWN CONDO

[www.GlacierAvenueCondo.Info](http://www.GlacierAvenueCondo.Info)

This 2 BR Glacier Avenue Condominium is always a Desirable Downtown Location as it is within walking distance to stores, schools, restaurants and the post office. This bright & cheery second floor unit is well-maintained and the Condo DUES INCLUDE HEAT. Cats and small dogs allowed for owners.

**(MLS #15575) ASKING >>>\$140,000.**

**NEW LISTING**



## ON LARGE VALLEY LOT

[www.8292Garnet.Info](http://www.8292Garnet.Info)

Great family home in the Valley. 2-story, 1918 sq. feet with 4 Bedrooms and 2 Full baths on a 20,516 s/f lot. Beautifully maintained both inside and out, laminate flooring, metal roof, a sitting room connects the 2 bedrooms upstairs, & 2 skylights. The large lot has room for a garden, 2nd garage or accessory apartment, and a view of Thunder Mountain.

**(15570) ASKING >>> \$399,000.**



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## YAKUTAT STARTER HOME

This 3BR/1BA family starter home is in a quiet neighborhood, sits one street away from the beach and is ready for your personal finishing touches. **(MLS #13814) ASKING >>> \$115,000.**



## FUSION CAFÉ

Established in 2011, the FUSION CAFÉ in the Mendenhall Mall has a full commercial kitchen, the price includes all equipment, furnishings & inventory. Monthly rent includes heat, electricity and water & sewer. **ASKING >>> \$90,000 OR BEST OFFER!**



## YAKUTAT COMMERCIAL BUILDING

[www.YakutatCommercial.com](http://www.YakutatCommercial.com)

This property affords you Endless Opportunities for your business! This building is situated in the heart of downtown Yakutat on two lots. The first floor features newer floors and paint, commercial kitchen, open floor plan and half bathroom. The second floor has three bedrooms, two baths, kitchen, a spacious living and dining room and storage galore. **Start your new business endeavor today!**  
**(MLS #13534) ASKING >>> \$315,000.**



## YAKUTAT SINGLE FAMILY + APARTMENT

[www.YakutatResidential.com](http://www.YakutatResidential.com)

Beautiful 3-story home with cedar throughout. Previously used as a B&B, it is very spacious with five bedrooms, two baths, open kitchen/living/dining room, kitchenette on the main floor and large room for entertaining. The large garage has a 1bed/1bath apartment above it and there are two large covered carports with room for all the toys. Don't miss your opportunity for Alaska living at its finest. **(MLS #13535) ASKING >>> \$300,000.**



## AUKE BAY VIEW

[www.AukeBayView.com](http://www.AukeBayView.com)

Create your own Alaska dream with this 2.85 acre rustic estate which features a cozy dwelling convenient to the fishing grounds, separate workshop & woodshed, a two-story outbuilding for storage, and views of Auke Bay and Auk Nu cove.

**Asking >>> \$442,000.**



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[www.AukeLakeView.com](http://www.AukeLakeView.com)

Fantastic Opportunity! With its incredible view overlooking Auke Lake, this site is ideal for a Condominium/Multi-Family Development. Located on 2.85 Acres bordering University Student Housing, it's within walking distance of the University Campus' Classrooms and Library, Statter Boat Harbor, Auke Bay Lab & Chapel By The Lake. On City Sewer & its own Fresh Water Spring (City Water is available) it has a 4 bedroom home, and an Environmental Survey has been completed.

**(MLS #12800) ASKING >>> \$690,000.**



### MENDENHALL PENNINSULA ROAD BUILDING LOT

Large Building Lot, 50,668 Square Feet. Upper hillside lot with lot prep and driveway done. Nice view, great location, lots of sun. If you are unable to find the right home, then just build what you want on this Very private location. **(MLS #14835) ASKING \$179,000.**



### WATERFRONT COMMERCIAL

Single North Douglas home on the water is a 4 bed/2 bath + den. Property zoned Waterfront Commercial and is suitable for development as D-18 Multifamily. The lot was recently subdivided and borders DNR property and Eagle Creek.

**(MLS #15306) Asking >>> \$275,000.**



### SUNNY LOCATION

[www.1190MendenhallPeninsulaRoad.info](http://www.1190MendenhallPeninsulaRoad.info)

This charming 2 bedroom home sits on a large 36,000 square foot lot in a private location and with lots of sun. Totally remodeled by a professional contractor in 2007, it also had a new sewer system installed in 2013.

**Asking >> \$293,000.**



### ECONOMICAL WITH A VIEW!

Freshly painted, this Condo unit has it all -- Carport, Storage room, laundry room, walk-in closet, covered balcony and a Great View! The dues are only \$275 and the association is extremely well-maintained, and True North will finance these condos.

**(MLS #15299) ASKING >>> \$119,500.**



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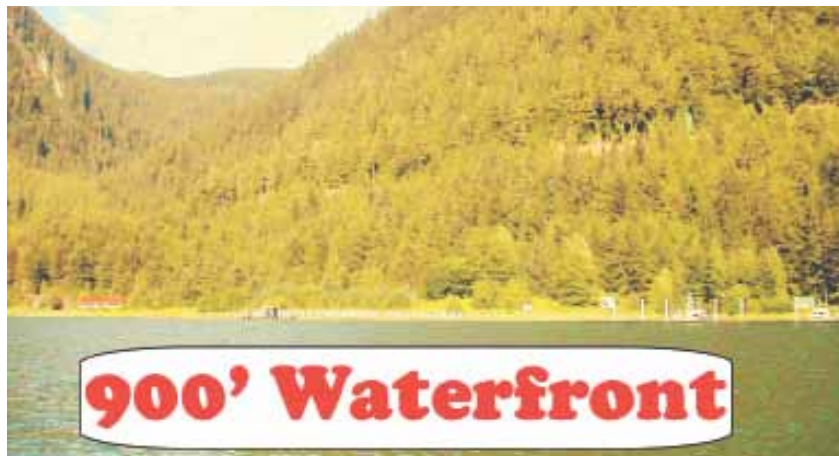


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[www.TakuHarbor.INFO](http://www.TakuHarbor.INFO)

Located on the EAST SHORE OF TAKU HARBOR with 900 feet of water frontage, this property is almost 5 acres and is located just to the left of the boat dock ramp. This is a wonderful opportunity to own water front that has endless options for use.

**ASKING >>>\$350,000**



### HAINES COMMERCIAL PROPERTY

Approximately 2&3/4 acres zoned commercial on the Haines Highway, 1 mile out of town, left on Sawmill Creek Road about 200 feet past trailer park.

**(MLS #15508) ASKING \$125,000.**



### DOWNTOWN JUNEAU HOME

Great home on the flats with parking is a walk-anywhere down property and has an updated kitchen and Electrical System. A must-see at this price for a downtown home.

**(15543) ASKING >>> \$199,900.**

### LOTS 2, 3 AND 4 ARE VACANT

Lot 2- 47,873 sq.ft. (1.10 acres). A 4-inch sewer line has been stubbed to the property and has access to a 6" water line. This lot has a great view of Gastineau Channel and downtown Juneau. **ASKING >>> \$390,000.**

Lot 3 -19,899 sq.ft. (.46 acres). This lot has some trees, a dry-docked barge, a 4-inch sewer line stubbed to the property along with a great water and mountain view. **ASKING >>> \$199,000.**

Lot 4 -14,178 sq.ft. (.33 acres). This lot has trees, a 4-inch sewer line stubbed to the property and shares a driveway. It too has a view of the Gastineau Channel and downtown Juneau. **ASKING >>> \$139,000.**

Approximately 2 acres of DNR land adjoin the Subject Properties and it may be possible to gain permitted title or lease to this land by application to the Department of Natural Resources (DNR), State of Alaska. Along with great views, these lots enjoy easy access on & off North Douglas Highway & all utilities including CBJ water & sewer. Located only minutes away from downtown Juneau. Perfect for individual development projects, a waterfront hotel or apartment complex or other Marine related business activity.



### 4 WATERFRONT COMMERCIAL LOTS AT 4910 NORTH DOUGLAS HWY.

Lot 1 - Has a 1782 sq.ft. 4-bedroom home and sits on a 12,513 sq.ft. (.29 acres) lot with a creek on one side and Gastineau Channel on the other. Recent improvements to the house include a new metal roof and new exterior and interior paint.

**ASKING PRICE >>> \$275,000**

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