

The Juneau Home Finder



EXIT Realty of Juneau

2227 Jordan Avenue • Juneau, AK 99801

907-790-EXIT (3948) • Fax 907-789-7197

Toll Free: 888-725-2121 • Email: ExitJuneau@gmail.com



A BAYVIEW BEAUTY

SEPTEMBER 2016

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

www.JuneauHomeFinder.com

Each Office Is Independently Owned And Operated

 MLS 

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



DOUGLAS WATERFRONT CONDO

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!!!

MLS #15384 Asking >>> \$239,000.



UPDATED CONDO

Capital View condo across from Gastineau School on Douglas is beautiful and spacious. Open-concept kitchen and living space with tons of windows adding natural light. Brand new from wall-to-wall, floor to ceiling with top of the line cabinetry, stainless appliances; all new bathroom. Sliding glass door opens to your covered patio and huge yard, great for your dog. Parking & storage. Enjoy awesome views and convenience to restaurants/pubs, library, sandy beach, trails, & ice rink. Owner licensed Realtor. (MLS #15744). ASKING >>> \$159,000.



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

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DOWNTOWN CONDO
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.

DOWNTOWN MIXED-USE PROPERTY

Located in downtown Juneau 1 block from the Baranof Hotel, this turn of the century home is currently in use as a residential duplex & was formerly a law office. Zoned Mixed Use Residential & Commercial, each side has 2 bedrooms & 1 bath and sits atop a full basement, & includes 2 off-street parking spaces.
(MLS #15928) Asking >>> \$299,000.



TWO-VESSEL BOAT HOUSE
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 & 15284.



AUKE BAY VIEW WITH OWNER-FINANCING!
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.
Seller will Consider Owner-Financing. (MLS # 15474) \$399,000



ROGER PORTO
 Broker
REALTOR®
 321-7120
exitjuneau@gmail.com



MIKE BAN
 Assoc. Broker
REALTOR®
 209-6842
mikebanatexitrealty@gmail.com



JANET ARGEVITCH
 Assoc. Broker
REALTOR®
 723-9333
ja@alaskan.com



MARTY LENTZ
REALTOR®
 321-3325
marty-lentz@gci.net

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KILLISNOO ISLAND

Approximately 3/4 acre of undeveloped property on the western end of Killisnoo Island. Accessible by plane or a short boat ride from Angoon, this is ocean front property with a great beach for fishing.

(MLS #15755) Asking >>> \$25,000



GUSTAVUS LAND

Your chance to own a piece of paradise in Gustavus, with this Approximately 1 acre of raw land. This is an interior parcel, with access by way of a roughed-in road off of Mountain View Drive about 500 feet north of Spruce Lane.

(MLS #12871) Asking >>>\$15,000



Location-Location-Location -- on The Pond!

www.AtlinOnThePond.info

You won't want to miss a chance to visit this amazing investment opportunity on Atlin Drive near the Catholic Church in the Valley! Nestled in a secluded setting on three quarter acres & flanked by incredible shrubbery and flowers (including a cherry and apple tree), the main house is an older 3 bedroom with an attached glass-enclosed solarium facing a large pond and the mountains at the Mendenhall Glacier. Add to that an attractive 2 year old one bedroom bungalow, a fenced yard and carport -- plus canoeing and fishing in the pond, along with ice skating in the winter. And -- this is D10 Zoning so another 6 units can be added to the property!

(MLS #15703). ASKING >>> \$535,000.

A BEAUTY IN WRANGELL

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.**



**RON
HAFFNER
REALTOR®**
Property Mgr.
723-1008
ronhaffner@gci.net



**ANGELA
ECKLUND
REALTOR®**
Property Mgr.
209-9274
Angela.xit@gmail.com

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**SALE
PENDING**



IN BAYVIEW SUBDIVISION

You're going to love this quality 3 bedroom cedar home with an efficiency apartment in Bayview Subdivision on North Douglas. The floor-to-ceiling windows offer spectacular ocean and Chilkat mountain views which can also be enjoyed from the deck. Vaulted ceilings with wood beams, spacious yet cozy, this home offers easy access to both water recreation and winter skiing. The lot is extensively landscaped, the large 2-car garage has workspace and storage, and there is room for boat & RV parking on the property.

(MLS # 15878) Asking \$499,000.

**PRICE
REDUCED**



ON LARGE VALLEY LOT
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 >>> \$392,000.**



IN WEST JUNEAU
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.



**SARAH
HINES
REALTOR®**
723-7381
Shines@pci.net



**MOLLY
BRINK
REALTOR®**
321-5400
mgallagherbrink@gmail.com



**ANAVERA
MORATO
REALTOR®**
321-0293
Anavera.morato@gmail.com

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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. **MLS #15003 ASKING >>> \$80,000 OR BEST OFFER!**



YAKUTAT COMMERCIAL BUILDING

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

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.**



A GARDENER'S DELIGHT!

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 # 15286) \$355,000



MOBILE HOME IN VALLEY

www.KodzoffzMobileHome.Info

This 1977 mobile home is a 3 bedroom / 1 bath double-wide with a pitched metal roof, two heat sources – pellet stove and brand new forced air furnace with new oil tank & lines, & new tiled kitchen counter-tops. Laundry room includes washer & dryer. The list of improvements is extensive. **ASKING \$75,000.**



**BREANNA
HILLS
REALTOR®
957-0399**

akbrehills@gmail.com



**ROXANNE
STEWART
REALTOR
321-5087**

roxannadanna@gci.net



**MARY
GIULIANI
REALTOR®
209-0646**

myalaskarealtor@gmail.com

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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 \$174,000.**



SHELTER ISLAND LOT

Interior Lot #23 on the West Side of Shelter Island, 3.89 wooded acres. **(MLS # 15686) ASKING >>>\$25,000**

SOLD



Three Bedroom Home With Apartment

SINGLE FAMILY WITH APARTMENT

This great Home with Apartment is approx 1582 sq. ft. with 3 bedrooms & 2 baths Main Home and a 1 br, 1 bath apt., all on a large lot and with heated garage.



INCOME PRODUCER!

Great Investment opportunity, almost 4000 sq. ft. currently configured and rented as a triplex bringing in \$4300 per month. Large lot bordering the river. 50-yr shingles installed by Design North in 2008. Two units have one year leases and one unit is currently month-to-month.

(MLS #15642) ASKING >>> \$459,500.



**JOY
CHERKAS
REALTOR®
790-3948**

joy.cherkas@yahoo.com



**DENNIS
WATSON
REALTOR®
723-8761**

cwatson@alaska.net

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

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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



REMODELED MOBILE HOME

This single wide mobile home with addition is fresh and like new! New electrical, sheetrock walls, paint, carpet, molding, and newer appliances. Large storage shed/workshop that is insulated and has electrical. This home has a lot of great features that you must see! *One of the Sellers is a Licensee for the State of Alaska with Exit Realty of Juneau. (MLS #15873) **ASKING >>> \$67,000.**



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.



NEW LISTING

www.3384ParkPlace.Info

You will want to see this one story listing at 3384 Park Place with 1554 square feet, 3 bedrooms and 2 baths, and a 435 square foot Garage. Excellent location.

Asking \$305,000.



EXCELLENT STARTER HOME

www.2805MarshaAvenue.Info

This single family home is conveniently located within walking distance to schools, libraries, grocery stores, restaurants, the swimming pool and post office! It is a 3 bedroom 1 bathroom house, new heat pump heating system, newer floors, fresh paint, open floor concept and is 5 star energy rated. Great house that is move-in ready!

(MLS #15657) ASKING >>> \$278,000.



Commercial Waterfront Lots with water & sewer at 4910 ND Hwy. Lot 2 (MLS 15309) is 1.10 acres, asking **\$349,000.** Lot 3 (MLS 15310) is .46 acres, asking **\$169,000.** Each has great channel/mountain view.

PRESS SHOP MARKETING 1-765-935-5480