

# The Juneau Home Finder

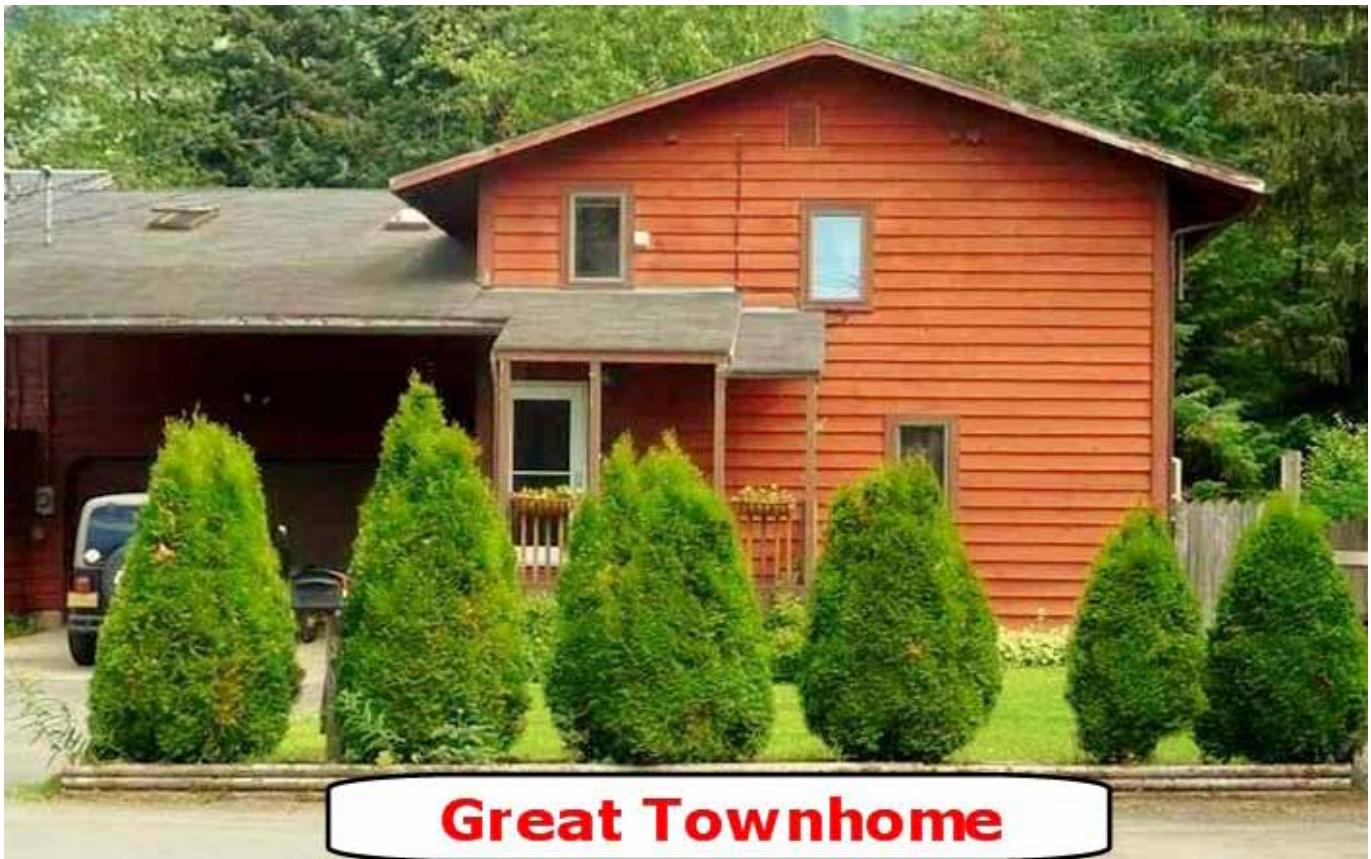


## EXIT Realty of Juneau

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## JANUARY 2018

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

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

Each Office Is Independently Owned And Operated



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

**NEW LISTING**



## NO STAIRS!

Evergreen Condo with Good sized one bedroom. 718 sq ft. Currently undergoing some renovation including all new paint. Dues are \$475 & include heat and hot water. Cash or conventional financing. Current pet rules do not allow dogs.

**Super Deal at >>> \$116,500.**

## NEW VALLEY LISTING

Updated and move-in ready, this valley home is sure to please with 3 brs, 1&1/2 baths and a large bonus room that could easily be a 4th bedroom. With new carpet and 1500 sf of living space there are tons of options. Large fenced back yard for kids, dogs or both. Lots of sunshine and a central location make this is a great starter home with more than enough room for everyone.

**(MLS #17319) Asking >>> \$327,500.**



## AUKE BAY DUPLEX

3 bedrooms, 2 Baths on each side, WATERVIEW & Deeded Easement to beach. Huge NEW decks, beautiful Cathedral ceilings in living room, dining room and kitchen in both units. Large Master bedrooms. All closets with lights. WASHER & DRYER in each unit. Large yard for children and pets to play. Oil heat and completely redone furnace room with new 80 gallon hot water heater. One unit completely remodeled with all new appliances. 2nd unit was updated in February '17. Wood stove in each unit. Garage and carport, and Unfinished Addition under carport for extra space. Large yard to park cars and boats.

**(MLS # 17326) Asking >>> \$595,500.**



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

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**VA REPOSESSION**  
[WWW.VAREPO.INFO](http://WWW.VAREPO.INFO)

This 3 bedroom, 2 bath home has Laminate, vinyl & carpet floors, a pull-down staircase to attic over garage, and is close to schools, new library and swimming pool. Kitchen looks to have been remodeled since house was built. City water is off. Plumbing froze during winter of 2016-17. Two splits in water pipes are visible in garage near water heater. The VA is accepting AS-IS offers.

**(MLS #17276) Asking >>> \$319,500.**



**VALLEY 3 BEDROOM**

[www.4403SesameStreet.info](http://www.4403SesameStreet.info)

This charming one level home has three bedrooms and one and three quarter baths, sits on a large lot and has a big garage. In a great location close to everything in the Mendenhall Valley, this modular home has good design features and has been well taken care of and has some upgrades. NEW OIL TANK INSTALLED.

**(MLS #15947) ASKING >>> \$295,000**



**OFF BACK LOOP ROAD**

Built for the owners by Lowpete Construction, this beautiful light and airy split-level home is complete with cedar siding, a large walk-out deck and lots of windows. New laminate floors on the main level and all interior rooms recently painted. This 5-star energy rated home is located on a large 20,000 s/f corner lot and includes a storage shed, a fabulous green house, along with a large heated garage and Paved Parking under the deck. **(MLS #16764) ASKING >>> \$499,000.**

**Comfortable & Affordable**

Excellent location at #12 Sprucewood Park, this unit is on a large corner lot with a privacy fence all the way around. Bright and well maintained, this 3 bedroom home has an arctic entry, front and back porch and a storage shed.

**(MLS #17313) Asking >>> \$40,000.**



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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**

## SELLING AS-IS, WHERE-IS DOWNTOWN 'FIXER'

Located at **1616 Glacier Avenue**, this large 7 bedroom, 3 bath home sits on 2 lots & is in a great location across the street from JDHS & Swimming pool. 2921 square feet and with a apartment over the garage. **MLS #17197.**  
**Asking \$320,000.**



## CONVENIENT LOCATION

This 2 bedroom, 1 bath attached home conveniently located in Mountainside Estates is on over an almost 11,000 sq. ft. lot in a very private setting at the end of a cul-de-sac. In great shape and well maintained, it had new exterior paint in 2013 along with a new garage door, and Twin Lakes walking trail is nearby.

**(MLS#16857) ASKING >>>\$269,000.**



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**NEW LISTING**



## JUST LISTED ... GREAT TOWNHOME!

Wonderful 3 bedroom, 2 and ½ bath, 1576sf Updated/Upgraded Townhome on a large, landscaped 10,100sf Fenced Lot. Not only is the inside of this home appealing, so is the Yard. It has an expansive Deck with a Hot Tub hook-up (no hot tub), a Firepit, Raised Beds that yield many fruits and vegetables and a Side Yard for a possible play area or a dog run. There is a Workshop in the garage plus Extra Parking for a Boat, RV or another Car! Located on a quiet Valley cul-de-sac close to Elementary and Middle schools, this home will please everyone.

[www.3712 Sanders.com](http://www.3712 Sanders.com) **ASKING >>> \$327,000**

**SOLD**



## LEMON CREEK 3 BEDROOM

Just listed: Three bedroom, 2 bath single family is 1926 s/f and is located on a 12,000 s/f lot and has a large garage and bonus room.

**(MLS #17155)**

**ASKING >>> \$369,500.**



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## HAINES COMMERCIAL PROPERTY

Approximately Three 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).**



## NORTH DOUGLAS WATERFRONT COMMERCIAL

Commercial Waterfront lot #3 is almost one-half acre, has water and sewer and a great view of both the channel and mountains.  
**(MLS 15310) ASKING >>> \$169,000.**



## NORTH DOUGLAS WATERFRONT

Build your dream home on this North Douglas waterfront property with city water and sewer readily available. With 198 feet of beachfront and .65 acres, this is a great place to build your new waterfront home. Seller is a licensed Realtor.  
**ASKING >>> \$135,900.**



## 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.**



[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 off the left of the boat dock ramp. This is a wonderful opportunity to own water front that has endless options for use.  
**(MLS #14874) ASKING >>> \$315,000.**



## 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!**



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**ON ALMOST 3 ACRES!**  
 With Auke Lake out your front window-- and situated on a 2.85-acre lot -- you have both an incredible View and Privacy! This property has a 4-bedroom home, borders on University of Alaska property and is within walking distance to the university campus, **Statter Boat Harbor and Chapel By The Lake.** (MLS #12800) **ASKING >>> \$525,000.**



### YAKUTAT COMMERCIAL BUILDING

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 >>> \$274,999**



### DOUGLAS CONDO

Nice end unit is in Newly Renovated condition; new paint, flooring, refrigerator, dishwasher, microwave, countertops and more! This Condo Has It All--View, Carport, Storage Room, laundry Room, Walk-In Closet & Covered Balcony.. The association is Professionally Managed by Exit Realty of Juneau & True North has Special Conventional Financing available for these units.

(MLS #17107) **ASKING >>> \$119,500.**



### IN WEST JUNEAU & WITH A NEW ROOF!

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.**



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## DOWNTOWN

Own this charming downtown jewel and the best of everything is only a minute away from this prime location. Just a few steps to the home after a busy work day. Property includes 325 Square Foot cozy apartment that rents for \$875/mo. Perfect for an investor that would enjoy a downtown property. Being sold AS-IS. (MLS #17149)

**ASKING >>> \$179,500.**

## Super economical one bedroom

Admiralty Condo on Rogers St. Currently undergoing renovations including new flooring and paint. Dues at only \$360 include heat and hot water and a pretty nice view! Cash, Conventional or VA financing. Pet rules do not allow dogs.

**Asking only >>> \$87,000.**



PRESS SHOP MARKETING 1-765-935-5480



## DARLING AND COMFORTABLE AND DOWNTOWN

This 2 bedroom condo is move-in ready. With new kitchen flooring, nice appliances and a completely updated bathroom this amazingly spacious unit is just what you have been looking for.

**(MLS #17335) Asking >>> \$161,500.**