

The Juneau Home Finder



EXIT Realty of Juneau

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**Back Pg: Waterfront
Commercial Lots**



Gorgeous 3BR Valley Home
P. 4

MARCH 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!

DOWNTOWN

[www.156 Behrends Avenue.INFO](http://www.156BehrendsAvenue.INFO)

The perfect Downtown Juneau Home, within walking distance to everything. Two story with full basement. Large 2270 Square Feet , 4 bedrooms, 2 full baths and 2 - 1/2 baths, plus garage. Great views and lots of sun. Major upgrades.

(MLS #14830)

ASKING \$389,000.



IN WEST JUNEAU

[www.3111 Douglas Highway.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 >>> \$478,000.

ALL NEW CARPETS, FULL BATH FLOORING AND BEDROOM CLOSET DOORS IN JANUARY 2016!

www.4416Taku.com

Well laid-out 3bdm, 1.5 bath, 1262sf Attached home with a 308sf Garage. Very workable Kitchen/Dining area, New Carpets throughout, New Full Bath Flooring, New Bedroom Closet Doors in January 2016.

Improvements in the last five years include Interior Paint, Stainless Steel Dishwasher and Flat Surface Stove, newer Slider with Internal Blinds, newer Washer and Dryer and several new Light Fixtures, and an efficient TOYO Stove. Upstairs Bedrooms and Full Bath are roomy.

L-shaped Fenced Backyard with many possibilities, 12'x12' Deck, Extra Parking for Truck, Boat or RV. Great First Time Home!

(MLS #15127) **ASKING >>> \$274,900**



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

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GUSTAVUS CABIN

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.



TWO-VESSEL BOAT HOUSE

www.AuroraBoatHarbor.com

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.

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.**



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LARGE FIVE BEDROOM VIEW HOME

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.**



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.**



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2015 SEAMLS



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.

SEAMLS



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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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

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.



CAN'T CALL THIS ONE A CABIN!

www.GustavusCabin.info.

No reason to give up your comforts when you purchase an Alaskan Retreat! This one is almost too good to call a cabin, with 1200 square feet of true Alaska luxury and a 600 square foot heated garage to keep your toys warm! Enjoy all the freedoms, fishing, hunting and other amenities that Gustavus has to offer. And do it all in style – and without paying property taxes!. Asking (MLS #14087) >>> \$219,000.



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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 \$179,000.**

LOTS AND ACREAGE

THORNE BAY: 2.79 acres with OWN FINANCING

----- **SOLD** \$25,000

GUSTAVUS: Two 1 acre lots ----- \$15,000 each

JUNEAU, Bartlett Ave ----- **SOLD \$59,900**

SOLD

HOONAH: HEMLOCK CORNER LOT ----- \$80,000.



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



6 BEDROOM SKAGWAY HOME

WWW.SkagwayResidential.Info

6 bedroom, 4 Bath single-family home with finished basement, 2 car garage, large deck along with a shed / greenhouse, all on a 10,000 sq. ft. double lot close to town. The previous Owner obtained a permit from City of Skagway to operate as a Bed & Breakfast and the home has been rented in the past as crew quarters for seasonal summer workers.

(MLS #14500) ASKING >>> \$450,000.



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EXIT REALTY WELCOMES ROXANNE STEWART

Raised in Yakutat, where she still maintains a residence, Roxanne Stewart moved to Juneau in 1974 and worked for the Division of Harbors until 1980, when she became an Administrative Officer for the Southeast Region of the Department of Transportation and Public Facilities. Then it was on to a 20-stint with the Legislature as a Professional Assistant, followed by another 2 years as a Special Assistant to the Commissioner of Administration. A Master Gardener and lover of both folk and classical music, Roxanne earned a B/A in Business Administration with an emphasis in Management at UAS and is looking forward to helping Juneau families find the home of their dreams. You can reach Roxanne at 321-7120, or email her at (you're going to love this!) Roxannadanna@gci.net.



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

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 >>> \$475,000.**

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.

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