

AK CUSTOM HOME BUILDERS LLC

-PLANS AND PHOTO GALLERY-



Agim Delolli, owner and builder, believes your home is an extension of you! Your home should be more than simply a house. It should be a haven that is every bit as unique as you are. The vision of **AK Custom Home Builders, LLC** is to create a space where you can truly live, a place that resonates with your distinct values, whose goal is to create style, space, security, and craftsmanship. **AK Custom Home Builders LLC** strives for a careful balance of beauty with function; let Agim's eye for detail and vision bring your dream home into Reality!

This is an IDEA book, we can modify any plan to make it uniquely yours! Whether you're looking for a custom home or want to purchase a new home from our current inventory of homes, we'll help you create an atmosphere where memories are made. From start to finish, the builder works with you every step of the way.



KRYSTAL ROGERS, REALTOR
CELL: 907.355-8455
KRYSTAL@MTAONLINE.NET
WWW.TEAMROGERSHOME.COM



AGIM DELOLLI, BUILDER
CELL: 907.360.0332
RESIDENTIAL ENDORSEMENT
#250B / VA# 0579
WWW.AKCUSTOMHOMEBUILDERS.NET



VISIT US ON
FACEBOOK

STYLE

SPACE

SECURITY

CRAFTSMANSHIP



This booklet has been put together for the Buyer's information purposes only. Info, specs, pricing may change without notice.

As of 2/18/2022

Alaska Business License # 1032679

Alaska Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

ALASKA CUSTOM HOMEBUILDERS LLC

1735 S CREEKSIDE CIRCLE, WASILLA, AK 99654

owned by

ALASKA CUSTOM HOMEBUILDERS LLC

is licensed by the department to conduct business for the period

November 1, 2022 to December 31, 2024

for the following line(s) of business:

23 - Construction



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.

It is not transferable or assignable.

Julie Sande
Commissioner



Department of Commerce, Community, and Economic Development
**CORPORATIONS, BUSINESS & PROFESSIONAL
 LICENSING**

[State of Alaska](#) / [Commerce](#) / [Corporations, Business, and Professional Licensing](#) / [Search & Database Download](#) / [Professional Licenses](#) / License Details

LICENSE DETAILS

This serves as primary source verification* of the license.

License #: RESR2508

Program: Residential Contractor Endorsement

Type: Residential Contractor Endorsement

Status: Active

Issue Date: 11/09/2011

Effective Date: 12/29/2022

Expiration Date: 03/31/2023

Mailing Address: WASILLA, AK, UNITED STATES

Licensure Basis Type: Examination

*Primary Source verification: License information provided by the Alaska Division of Corporations, Business and Professional Licensing, per AS 08 and 12 AAC.

Owners

Owner Name	Entity Number
AGIM DELOLLI	

Relationships

Title	License/Entity #	Name	License Status	Expiration Date
Endorser	CONG37660	ALASKA CUSTOM HOMEBUILDERS, LLC	Lapsed	12/31/2022

Designations

No Designations Found



Department of Commerce, Community, and Economic Development

CORPORATIONS, BUSINESS & PROFESSIONAL LICENSING

[State of Alaska](#) / [Commerce](#) / [Corporations, Business, and Professional Licensing](#) / [Search & Database Download](#)
/ [Professional Licenses](#) / License Details

LICENSE DETAILS

This serves as primary source verification* of the license.

License #: CONG37660

Program: Construction Contractors

Type: General Contractor With Residential Contractor Endorsement

Status: Lapsed

DBA: ALASKA CUSTOM HOMEBUILDERS, LLC

Issue Date: 11/09/2011

Effective Date: 11/12/2020

Expiration Date: 12/31/2022

Mailing Address: WASILLA, AK, UNITED STATES

Public Note: NO INSURED EMPLOYEES.

*Primary Source verification: License information provided by the
Alaska Division of Corporations, Business and Professional
Licensing, per AS 08 and 12 AAC.

Owners

Owner Name	Entity Number
ALASKA CUSTOM HOMEBUILDERS, LLC	10001194

Relationships

Title	License/Entity #	Name	License Status	Expiration Date
Residential Endorsement Assignee	RESR2508	AGIM DELOLLI	Active	03/31/2023

AK CUSTOM HOME BUILDERS LLC

Your choices: Production vs. Custom home

Buying or building your new home should be one of the most exciting, important and biggest events in your lifetime. That's why understanding your options before making your final decisions is so critical, so you're sure you're making the right decision for your needs.

Production Home: A production home is typically built by large quantity home builders that build the same plans over and over, usually in a number of new home communities throughout the state and region. these homes are known as "big box" homes because of their architecture, square footage and standard interiors.

Custom Home: Custom homes are a collaboration between a builder and home buyer. Designs may be planned around a lifestyle, to capture views, or to enhance privacy. Interior and exterior finishes are selected to create a truly one-of-a-kind home. *Alaska Custom Home Builders* has already included many of your "must haves" and your "dream haves" in your home cost. We also have inventory options that you may be able to customize, and offers the same premium quality as our custom homes.

As you drive up to your new custom home, you will appreciate the attention to detail that Agim and his crew offer.

The Differences:

- No two AK Custom Homebuilders homes are exactly alike
- Customization and Choices
- Quality and Workmanship
- Ability to make simple changes while under construction
- Working and communicating with the builder

Our Typical Standards:

- Quartz Countertops
- Built-In Closet Organizers
- Utility Sink in Garage
- Beautiful Master Suites with Large Soaker or Jetted Tub or extra large Deluxe Shower Package, Sauna's are an option!
- Ceiling Fan in Master Bedroom
- Ceiling Fan in Living Room
- Generous Recessed Lighting Package
- LVP flooring throughout
- Custom Wood Mantle

We always strive for 5* Plus energy rated, highly efficient homes!



Walking the lot to discuss your new home! From start to finish, we are with you every step of the way!



Another happy client ready to enjoy her dream home!

AK CUSTOM HOME BUILDERS LLC

BUILDING PROCESS

Builders Meeting

Once you have decided on a floor plan or idea, the Builder's Meeting offers you the opportunity to sit down with Agim Delolli and your real estate licensee to discuss your home. Most of our plans can be modified to fit your individual needs.

Plans

None of our houses are exactly the same! Once ideas are on paper, often we hire a plan designer to prepare a floor plan according to the items outlined in your contract. Therefore, it is important that any changes or upgrades are discussed before finalizing your contract. Upon completion of the floor plan, ensure all requests are to your satisfaction. Some minor adjustments can be made during the construction process.

Electrical Walk-Thru

Once your home is framed, our electrician will conduct an electrical walk-through with you and your real estate licensee, the purpose of this walk-through is to mark where your electrical switches, outlets, lighting and television/telephone outlets are to be placed. Many electrical upgrades are available, just ask!

Any upgrades made will be billed by the electrician separately, to be paid at the time of install.

Rough-In Inspection, Each Step of the Way!

Our homes go through a vigorous inspection process. We contract with a Certified Home Inspector to make certain all code requirements are met. This often referred to as an ICBO Inspection - *PUR 101 & 102*

Customer Orientation

When your home is finished, Agim will take you on a room-by-room walk through to make sure you are satisfied with your new home. This includes the operation of your furnace controls and basic home maintenance. You are welcome to have a 3rd party home inspection done, which will demonstrate the features and operating procedures for all aspects of your home.

30 Day Follow Up

Once you have settled into your new home, we will check in with you via phone, letter or even a knock on the door, just to ensure your continued satisfaction.



2017
Mat-Su Home Builders
Golden Spike Award Winner

*This booklet has been put together for the Buyer's information purposes only.
Info, specs, pricing may change without notice.*

As of 2/18/2022

AK CUSTOM HOME BUILDERS LLC

It's in the Details! *Typical Home Specifications*

Foundation

- Poured 8" Concrete Foundation
- Seal coated water proofing

Framing

- Engineered Truss System
- 2x6 exterior wall construction
- All studs 16" on center
- Flooring glued, nailed & screwed where appropriate
- High energy efficient low E Argon vinyl windows, (triple pane when available, as an upgrade)
- Fiberglass entry doors
- Insulated fiberglass garage doors
- Lap siding on front exterior, T-111 on sides as applicable

Roofing

- Upgraded 30-year architectural shingles
- Engineered to withstand 110-130 mph+ wind, depending on the area

Electrical

- Generous layout
- Telephone/ TV wired in
- Living Room & Master / Cat 5 & 6

Plumbing & Heating

- Full HRV System (when plumbing/heating contractor suggests)
- Extra quiet Panasonic bathroom exhaust fans
- 96% energy efficient forced air system
- On demand water heater
- Natural gas fired direct vent fireplace
- Enhanced toilets w/elongated seats
- Fiberglass tubs with solid surface or tiled surround & solid surface shower walls, as applicable

Insulation

- R-50 in ceilings
- R-21 in walls & floors
- Windows & doors caulked



Award Winning Builder.
Award Winning Realtor.
A winning combination.



*This booklet has been put together for the Buyer's information purposes only.
Info, specs, pricing may change without notice.*

As of 2/18/2022

It's in the Details!

Typical Home Specifications

Garage

- Large 3 car garages, min 24'-26' deep (a must for Alaskan pickups!)
- Garage door openers w/ remotes (2)
- Man door
- **Utility sink in garage**

General Interior

- Hand texture
Living Room, Dining Room, and Master Bedroom often have had hand texture to make our homes unique (depends on house)
- Custom selected interior latex paint color
- Upgraded trim package includes trim work & doors painted (White (we often use trim to match window color) or can be buyers choice of color)
- Luxury Vinyl Plank (LVP) floors
- Carpet is an option, if desired
- Sliding glass door at dining area (as house plan permits) to exterior
- All windows with vinyl casing, energy rated with screens provided
- Angled sheetrock corners or new 45° chaffered style corners
- Smoke detectors / CO detectors to code
- Gas and/or electric plumbed to dryer outlet and to stove
- Typically 9' ceilings plus tray & vaulted ceilings in ranch style homes (depending on house model), some 10-12' ceilings
- Typically 9' ceilings in 2 story homes on main level, 8' on 2nd story

Kitchen

- Thoughtful well-designed layout
- Quartz (or granite) countertops. Meet with our vendor to make color selections
- Upgraded maple cabinetry with your choice of stain color
- Dual undermount stainless steel sink or farmhouse sink (when available), buyers choice
- Hidden Pantry! Walk in or Closet Style (as space allows)
- Island or breakfast bar (as space allows)
- Typically LVP flooring, tile upon request as upgrade

Lighting

- Generous lighting allowance
- Most houses include approximately 18+ can lights, depending on house style & size

Master Suite

- R-50 in ceilings
- Extra-large... we believe in beautiful Master Suites!
- Walk-in closet with built-in shelving
- Often, we offer a coffered ceiling w/ recessed lighting and a fan/light combo in the center
- Often we plan for sconces/window placement for your bed/suite in mind
- 6' soaker (corner) or jetted soaker tub (*w/optional upgrade to air jets*) with tile or quartz surround (as space allows) - otherwise 5' is used)
- Extra-large shower (*Deluxe shower package with side jets, if tub is removed*) - all depends on space
- Dual vanity with quartz countertops & undermount sink
- Ask about our "hidden room" upgrade option (often in master bedroom closet)

AK CUSTOM HOME BUILDERS LLC

It's in the Details! Typical Home Specifications

Living Room

- Vaulted or coffered ceilings (*crown molding upgrade available*)
- Recessed lighting
- Extra-large windows to allow natural lighting
- Natural gas fireplace with stone surround and custom wood mantle if requested, Shiplap optional
- Fireplace floor level or may have hearth

Additional Bath

- Fiberglass tub optional solid surface or tile surround
- Vanity (*dual if space allows*) with granite countertops and undermount sink - *another extra for you!*
Buyers can get "fancy" top mount sinks at an additional cost.

Garage Interior

- Sheetrocked, taped, insulated and primed
- Heated, Code compliant
- Heat: Unit Heater secured to ceiling or back wall

Garage Exterior

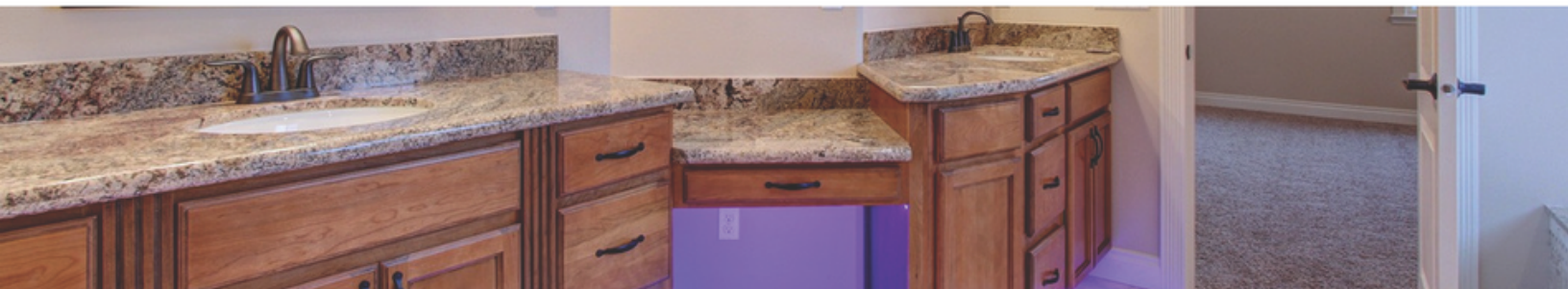
- 3 paint colors to include body, trim & front entry door
- Front porch & steps w/ Trex composite lumber
- Back deck & steps (pressure treated wood, usually 16x12 or 16x6 if plan allows (*we believe in big usable decks*) - *trex is upgrade for back deck*)
- 2 exterior hose bibs
- Final grade for lot drainage & appearance
- Lap siding on front / T-111 on additional sides
- Asphalt driveway if CCR's require
- Asphalt walkways to front entrance (*when asphalt driveways are required*)
- Optional concrete and/or rock walkway as an upgrade

Energy Items

- 5-star rating with R21 in walls, R38-R40 in ceilings, (*often making a 5* plus or even a 6* rating*)
- Our homes often get a 5-star + rating, *no additional charge to buyer*
- Black vinyl cased windows, (*when available, as an upgrade*)

Home Warranty

- 1-year Builders Warranty
- 10 years structure warranty ("*Structure*" Warranty) available if requirement of lender, cost will be passed onto buyer



*This booklet has been put together for the Buyer's information purposes only.
Info, specs, pricing may change without notice.*

AK Custom Home Builders LLC



The "Creekside"

First Floor	2,013 sq. ft.
Second Floor	576 sq. ft.
Total Living	2,589 sq. ft.
3 Car Garage	
4 Bedrooms	
3 Bathrooms	

Well-appointed 4 bedroom 3 bath Ranch home. (Optional bonus room above garage features a living area, full bathroom and large bedroom.) Open concept living/dining/kitchen makes this floor plan a favorite! Eliminating the bonus room, this plan could simply be a wonderful open Ranch Style Home.

Mat-Su Homebuilders Association Parade of Homes Golden Spike Award Winner Fall 2017



<https://dmdrealestatephotography.hd.pics/The-Creekside/idx> (virtual tour)



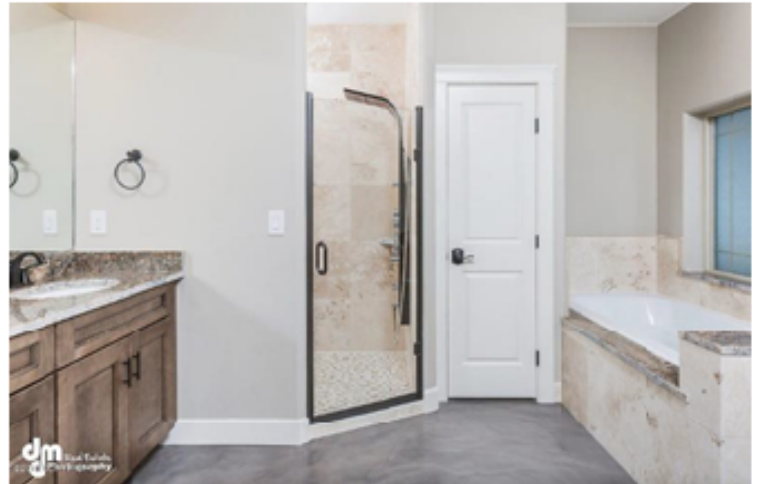
Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Homebuilders, LLC

AK Custom Home Builders LLC

More Pictures of "The Creekside"



AK Custom Home Builders LLC

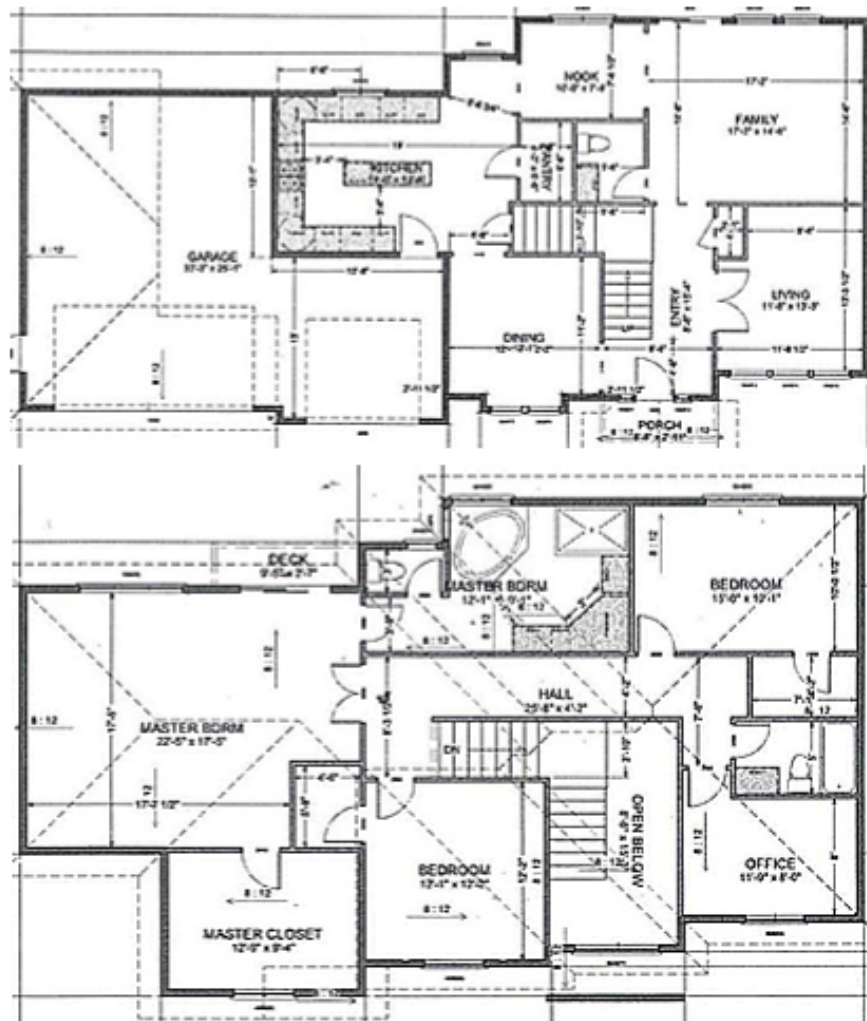


"The Blackstone"

First Floor 1,193 sq. ft.
Second Floor 1,393 sq. ft.
Total Living 2,586 sq. ft.
3, 4 or 5 bedrooms!
2.5 Bathrooms

*The Master Suite/ Closet and Bath are Amazing!
Features huge walk in closet, huge master bath and
private deck. One of our most sought-after floor
plans. This does not disappoint!*

<https://virtualtours.alaska360tours.com/683001> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Homebuilders, LLC

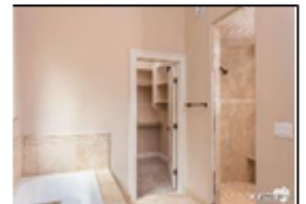
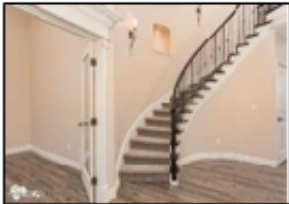
AK Custom Home Builders LLC



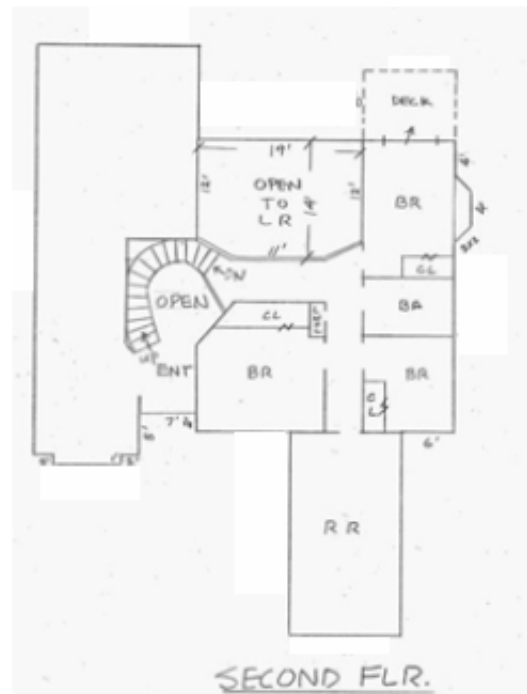
"Trinity"

First Floor	1,917 sq. ft.
Second Floor	1,094 sq. ft.
Garage	756 sq. ft.
Total Living	3,011 sq. ft.
4 Bedrooms	
2.5 bathrooms	

Amazing plan with unique touches, such as a curved wall and extra-large windows. Main level master and separate main level den. Upstairs offers 3 more bedrooms.
One word, Gorgeous!



<https://dmdrealestatephotography.hd.pics/Trinity/idx> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



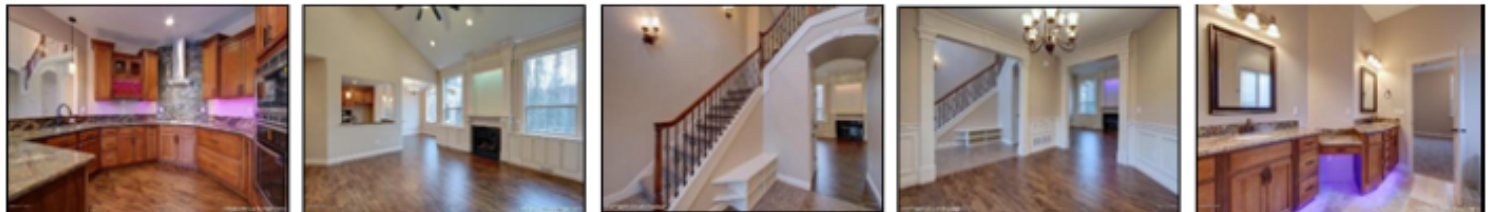
AK Custom Home Builders LLC

"The Fetlock"

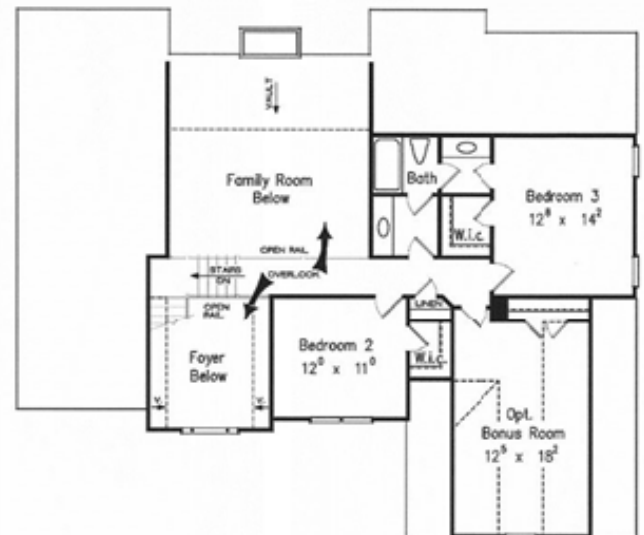
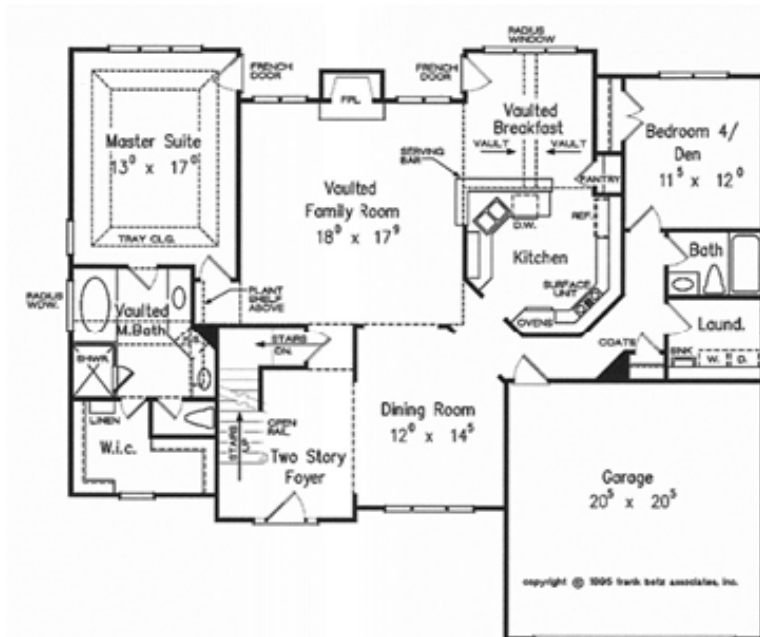
First Floor 1,753 sq. ft.
Second Floor 920 sq. ft.
Total Living 2,713 sq. ft.
3 Car Garage 641 sq. ft.
 4 Bedrooms
 3 Bathrooms



Features Master Suite on the Main level, and a mini master on opposite side of house, still on main level, tucked away for privacy. 2 bedrooms & optional bonus room on top level, and an open railing adds charm as it overlooks lower level.



<https://virtualtours.alaska360tours.com/453394> (virtual tour)



Krystal Rogers
 Associate Broker
 907.355.8455 Cell



AK Custom Homebuilders, LLC

AK Custom Home Builders LLC

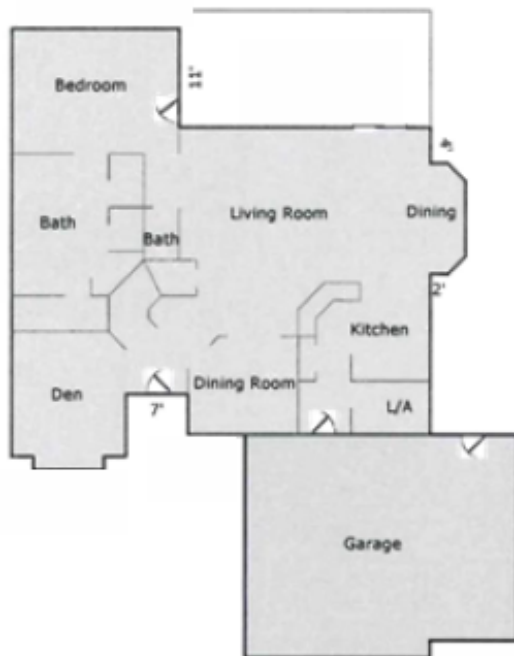
"The Duck"

First Floor 1,906 sq. ft.
Second Floor 767 sq. ft.
Total Living 2,673 sq. ft.
3 Car Garage 755 sq. ft.
4 Bedrooms
2.5 Bathrooms

Features Master Suite and den/office on the Main level! Generous sized bedrooms and a flowing layout. Living room is stunning with 2 story ceilings and lots of windows. This plan can have slight changes to make this perfect for any buyer's needs!



<https://fusion.realtourvision.com/s/mat-su-valley-wasilla-AK-99654> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



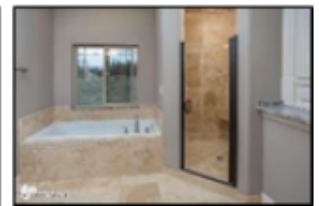
AK Custom Home Builders LLC



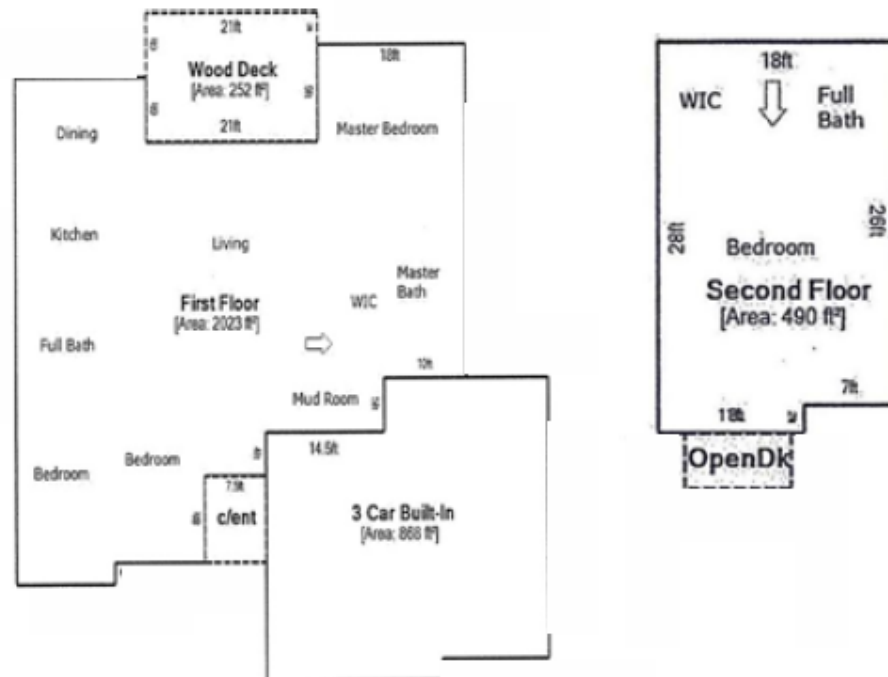
"Expanded Missy"

First Floor 2,023 sq. ft.
Second Floor 490 sq. ft.
Total Living 2,513 sq. ft.
3 Car Garage
4 Bedrooms
3 Bathrooms

Lovely Ranch with large entry, and built in bench. Upon entering you will find a gorgeous fireplace surrounded by windows. 2nd floor bonus room with full bath and private deck. Unique design sets this beauty apart from the rest!



<https://dmdrealestatephotography.hd.pics/Expanded-Missy/idx> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



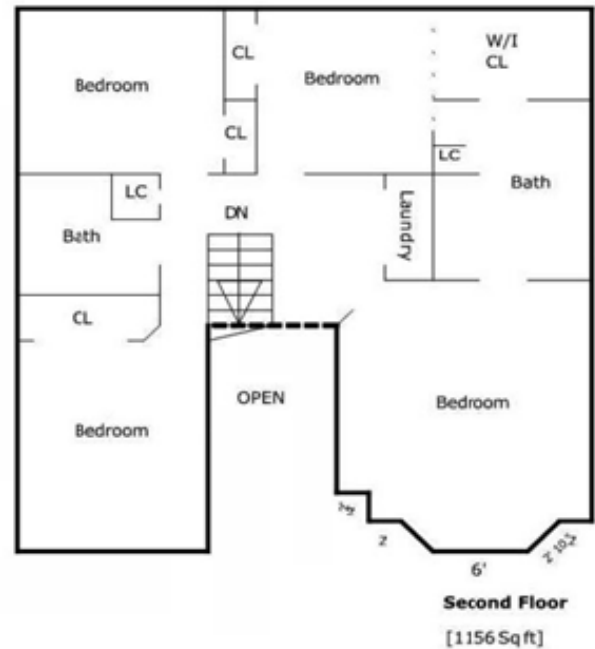
AK Custom Home Builders LLC



"Meadowlark"

First Floor 1,124 sq. ft.
Second Floor 1,230 sq. ft.
Garage 769 sq. ft.
Total Living 2,354 sq. ft.
 (floor plan shown is smaller than info listed)
 4 Bedrooms
 2.5 Bathrooms

One of our most stylish, yet efficient, well thought out designs. This model has 4 bedrooms plus a den/office. Sorry - No link for this home!



Krystal Rogers
 Associate Broker
 907.355.8455 Cell



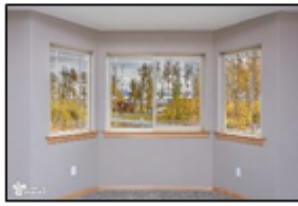
AK Custom Home Builders LLC



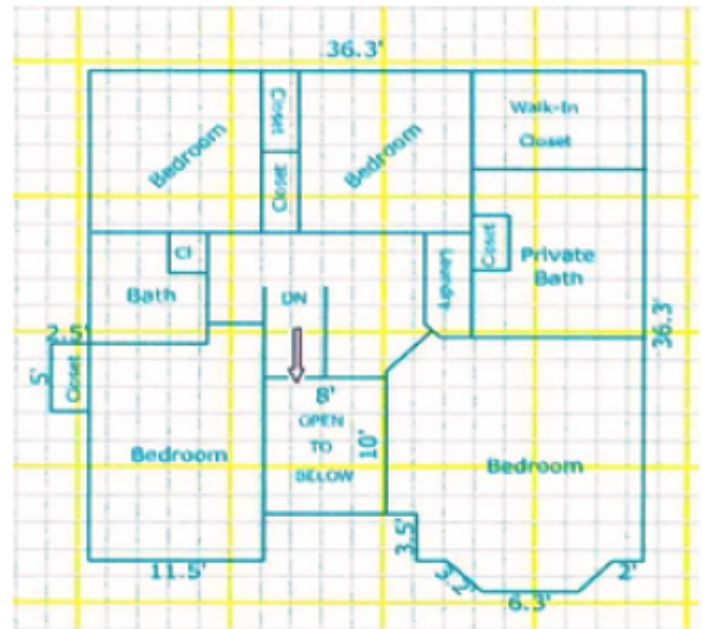
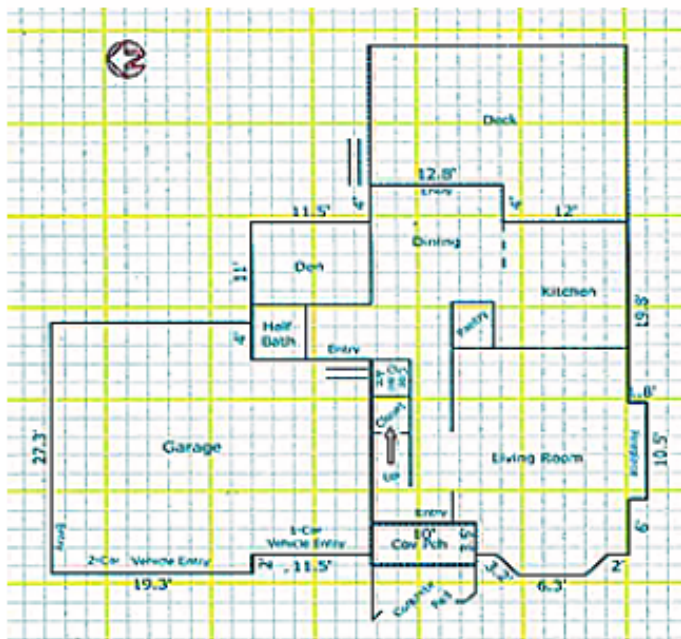
“Expanded Meadowlark”

Total Living 2,450 sq. ft.
3 Car Garage
4 Bedrooms
2.5 Bathrooms

We've expanded & adjusted this plan to make it exceptional! This plan is one of our most popular designs, as it is versatile to make adjustments to meet our clients needs!



<https://dmdrealestatephotography.hd.pics/Expanded-Meadowlark/idx> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



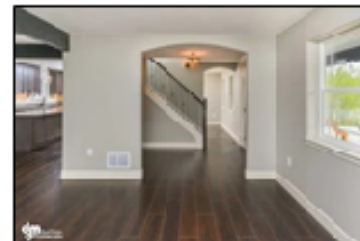
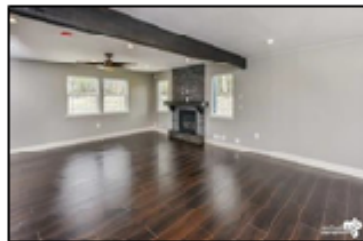
AK Custom Home Builders LLC



"The Galvin"

First Floor	1,244 sq. ft.
Second Floor	1,057 sq. ft.
Total Living	2,302 sq. ft.
3 Car Garage	
4 Bedrooms	
2.5 Bathrooms	

Country Style design w/ covered front porch, large expanded kitchen, gorgeous fireplace and side entry garage!



<https://dmdrealestatephotography.hd.pics/The-Galvin/idx> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Homebuilders, LLC

AK Custom Home Builders LLC



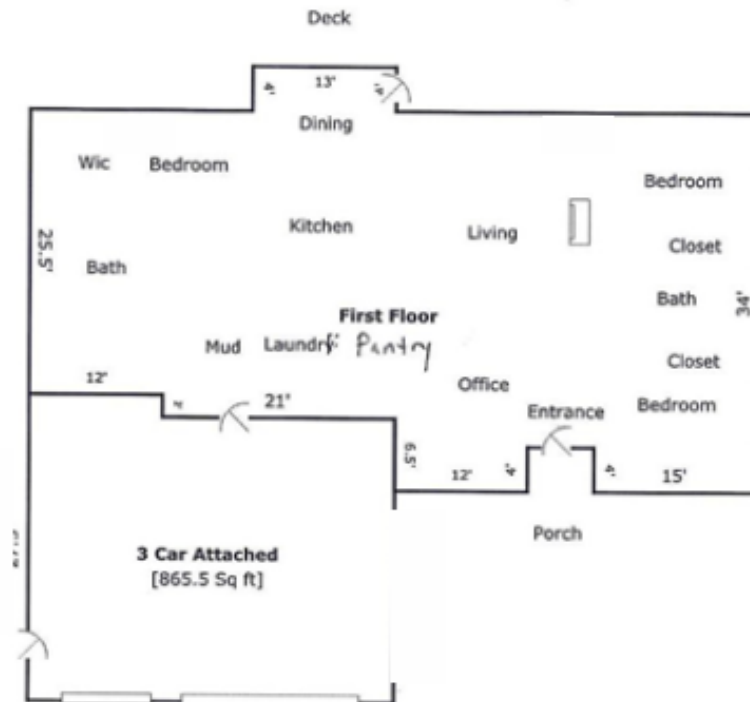
"The Gail"

Total Living 2,050 sq. ft.
Garage 792 sq. ft.
3 Car Garage
3 Bedrooms, Plus Office
2 Bathrooms

Ranch design with large living room and gorgeous fireplace with surround and flex room/office. Tall ceilings and big windows! Master bedroom suite is separate from additional bedrooms.



<https://dmdrealestatephotography.hd.pics/The-Gail/idx> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



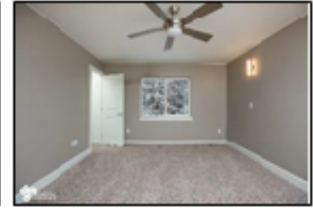
AK Custom Home Builders LLC



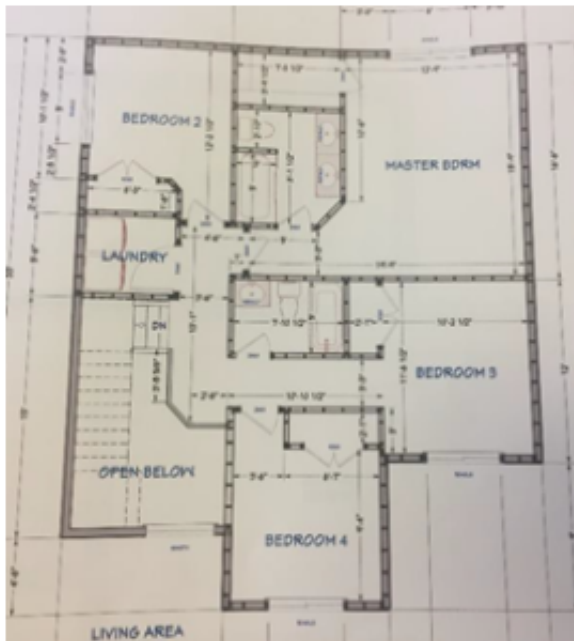
"The Fairview Two-Story"

Total Living 1,650 sq. ft.
Garage 792 sq. ft.
3 Car Garage
4 Bedrooms
2.5 Bathrooms

Efficient 4-bedroom home, all bedrooms on the top floor. Main level with open kitchen and comfortable living room with fireplace.



<https://dmdrealestatephotography.hd.pics/The-Fairview-Two-Story/idx> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Home Builders LLC

"Tyler's Custom"



Total Living 4,867 sq. ft.
Garage 1,850 sq. ft.
5 Car Garage
4 Bedrooms
3.5 Bathrooms

3 level plan! Master Suite w/ living area on main level. Walk out basement w/additional garage on bottom level. Expansive back deck is partially covered for the best of both worlds. Gourmet kitchen has 5x8 island & granite counter tops. Lovely master suite offers his & her closets, 8x4 tiled shower w/dual shower heads and body jets. Lowest level is a walk-out basement. We built this very custom home for a client, who had a specific vision in mind!



<https://dmdrealestatephotography.hd.pics/Tylers-Custom/idx> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Home Builders LLC



"The Tanya"

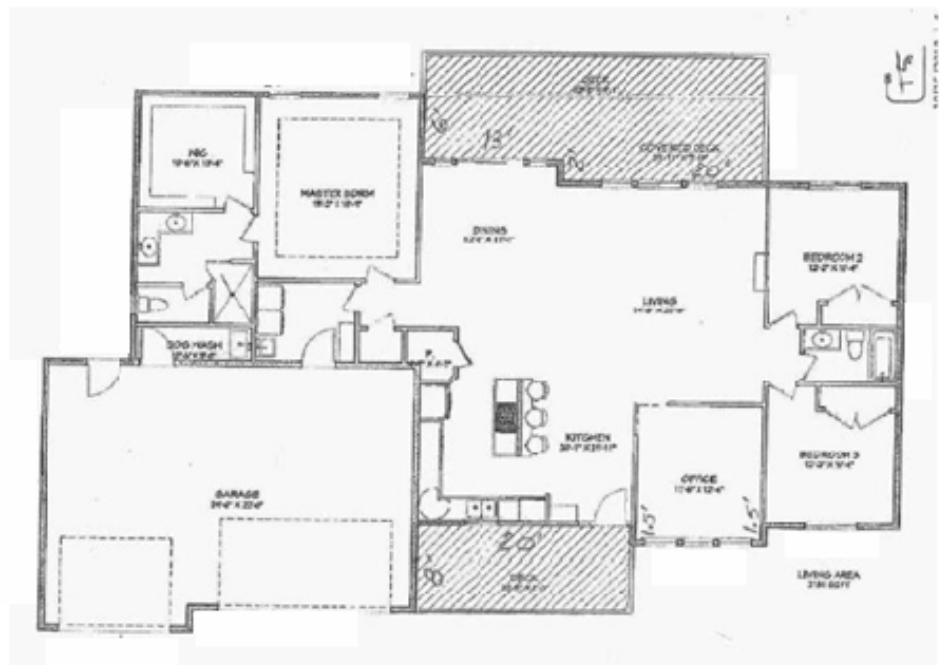
Total Living 2,250 sq. ft.
Garage 938 sq. ft.
3 Car Garage
 4 Bedrooms (or 3 bedrooms + office)
 2 Bathrooms

Charming Ranch design with large living room, gorgeous fireplace w/ built in surround, dining area and office. Tall ceilings and big windows! Huge Master suite is set apart from other bedrooms. This custom build has in floor heat, stained concrete floors with epoxy finish & epoxy countertops! Check out the custom dog wash in the garage!



<https://dmdrealestatephotography.hd.pics/The-Tanya/idx> (virtual tour) Check out the amazing epoxy floors!

This home featured our dog wash area in the garage!



Krystal Rogers
 Associate Broker
 907.355.8455 Cell



AK Custom Homebuilders, LLC

AK Custom Home Builders LLC

"The McVeigh"



Total Living 2,432 sq. ft.
Garage 800 sq. ft.
2 Car Garage
3 Bedrooms
2 Bathrooms

Sprawling Ranch design featuring huge master suite and closet with built-ins. Custom dog wash area off garage. Huge living room w/ pine ceiling & beams. Secret built-ins per client requests! (ask builder)

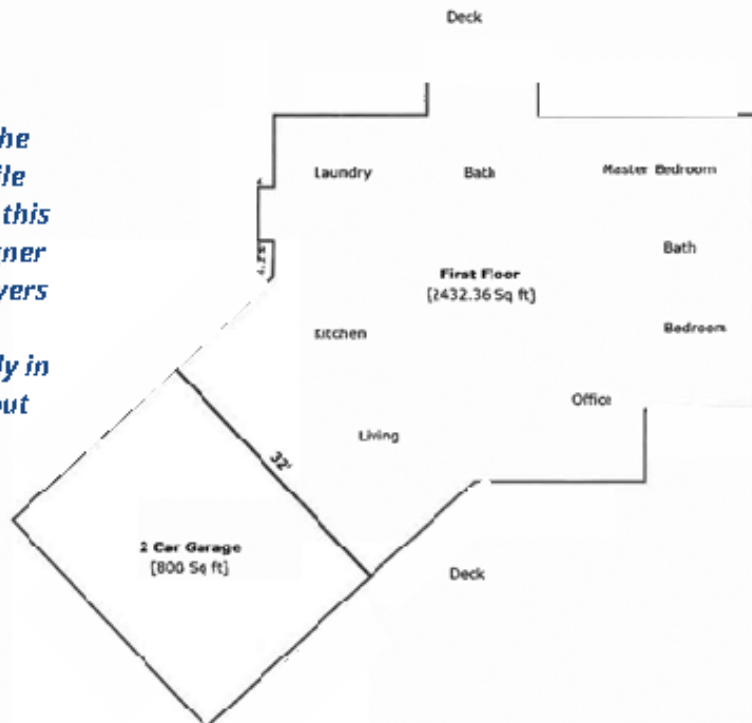
The builder designed this home to fit the buyers needs while using the foundation already in place!



<https://virtualltours.alaska360tours.com/325764> (virtual tour)

(Dog Wash)

This is a sample of what the builder is capable of! While other builders "passed" on this project, Agim and his designer were able to create the buyers dream home, using a foundation that was already in place. This home turned out Amazing!



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Home Builders LLC



"The Henhouse"

Sq. Footage 2,306 sq. ft.
Garage 754 sq. ft.
3 Car Garage
4 Bedrooms
2.5 Bathrooms

Elegant ranch with spacious Master bedroom w/ 6' spa tub and separate tiled shower. This home features a dining room which was converted to a sunshine filled reading room. This is a beauty!

This plan was designed for a smaller, unique shaped lot and worked out perfectly!



<https://dmdrealestatephotography.hd.pics/The-Henhouse/idx> (virtual tour)



This is an example of Agim's vision! The lot shape was a challenge, but Agim & his designer were able to draft this plan to perfectly work on the lot!



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Homebuilders, LLC

AK Custom Home Builders LLC



"Barn Gable 111"

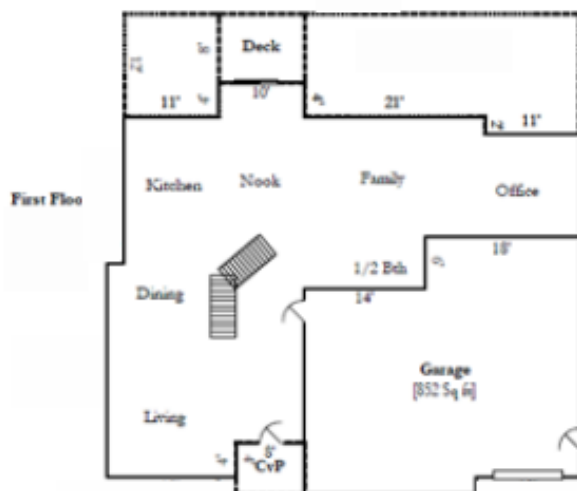
Total Living 2,921 sq. ft.
3 Car Garage
4 Bedrooms
2.5 Bathrooms

Beautiful home with 30+ ft. back deck plus a concrete pad (set up for future hot tub). Master suite offers dual master closets, all bedrooms on top level, office on main level. Living room w/ natural gas fireplace, plus large family room

This home features our specialty "hidden pantry."



<https://virtualtours.alaska360tours.com/497010> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Home Builders LLC

"Barn Gable 102"



Total Living 2,500 sq. ft.
3 Car Garage
4 Bedrooms
2.5 Bathrooms

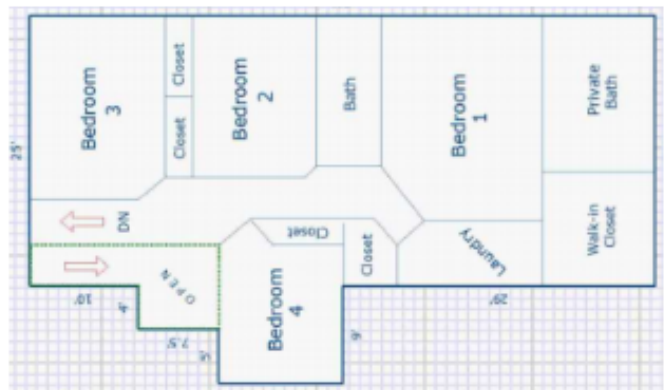
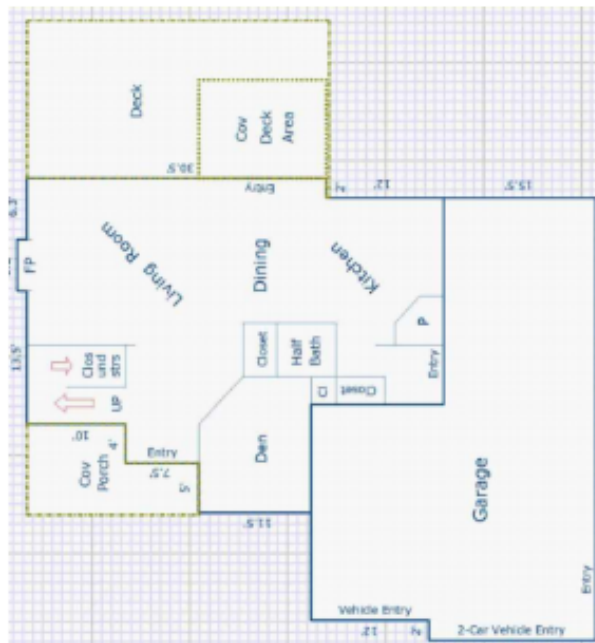
Stunning! This plan was designed to take advantage of back property views while remaining private. 4 large bedrooms PLUS office, luxurious Master Suite w/ huge walk in closet.

In this home we replaced the tub with an infrared sauna. This house has the X-Large tiled deluxe show package.

Main level with spacious great room w/ gas fireplace. Large windows to bring in natural light!



<https://virtualtours.alaska360tours.com/786380> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Home Builders LLC

"J B Rocky Point"



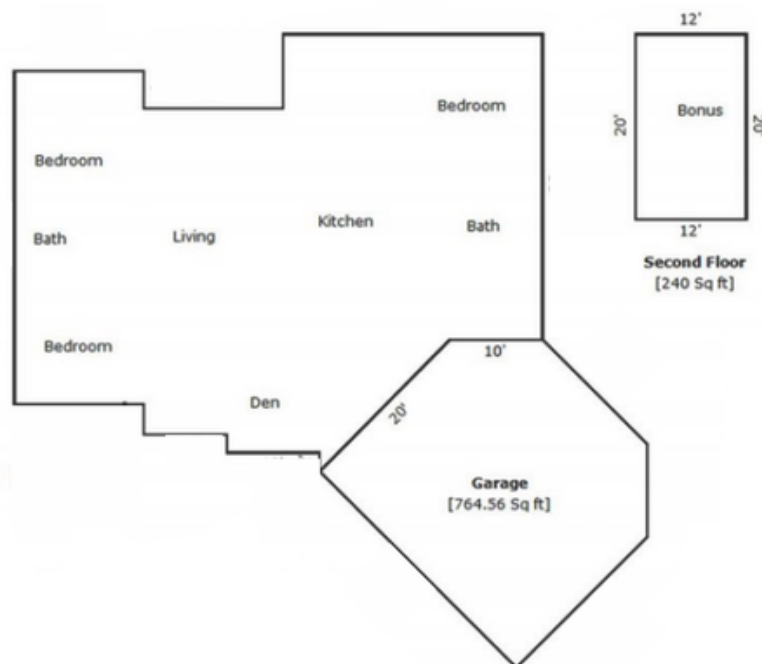
Total Living 2,500 sq. ft.
3 Car Garage
4 Bedrooms
2.5 Bathrooms

Large open ranch home with an optional 12x20 bonus room above garage. This home has 3 bedrooms plus an office with French doors, lots of windows to enjoy natural lighting, partially covered back deck. This plan can be expanded easily to suite buyers needs!

This home was designed to take in front views!



<https://virtualtours.alaska360tours.com/856694> (virtual tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Home Builders LLC

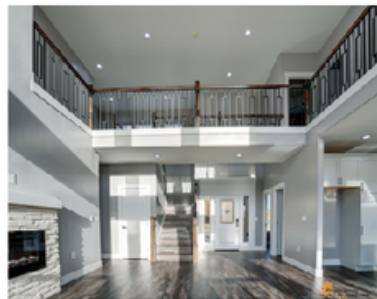
"The Rocky Point Casita"



Total Living 2,460 sq. ft.
3 Car Garage
4 Bedrooms
3.5 Bathrooms

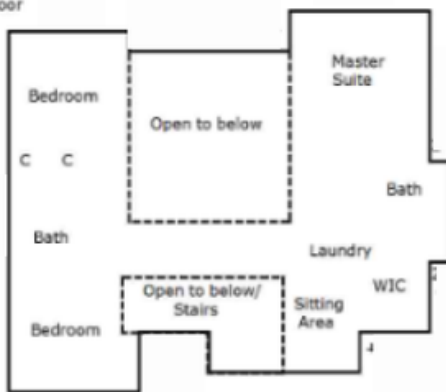
This gorgeous custom home was built with amazing back views in mind! Mini master is on the main level, open railing upstairs, master suite with sauna. The builder brought the buyers vision to life!

This home featured a wall of windows to take in the views.

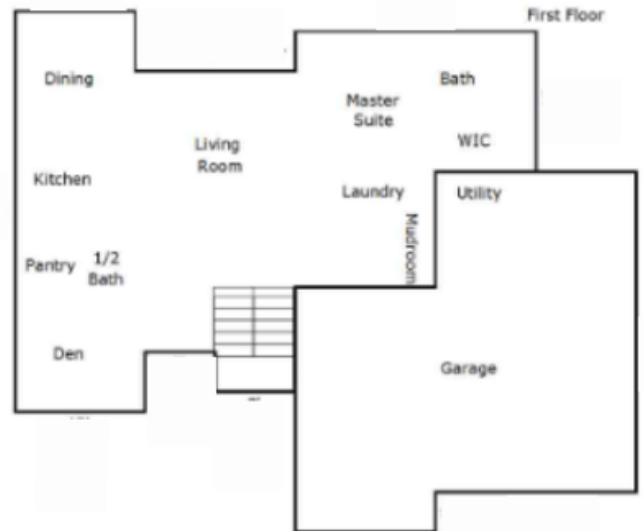


<https://virtualtours.alaska360tours.com/724078> (virtual tour)

Second Floor



First Floor



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Homebuilders, LLC

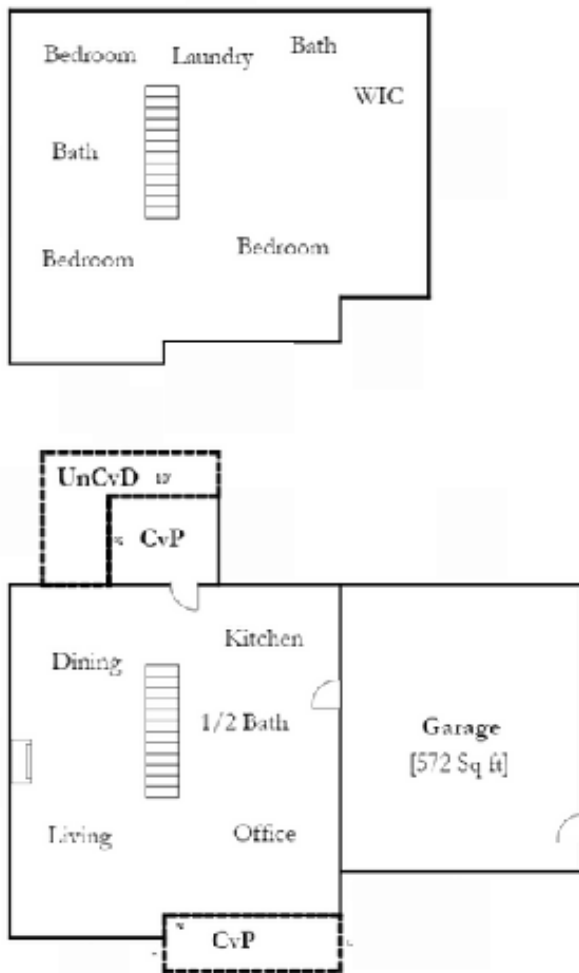
AK Custom Home Builders LLC



"Fairview Delight"

Total Living 2,050 sq. ft.
2 Car Garage
3 Bedrooms
2.5 Bathrooms

Very efficient, contemporary, yet spacious 2 story with all bedrooms on the top level. Master offers his/hers walk in closet & master bath w/extra large tiled shower & 6' tub. Coffered ceiling w/lighting. Main level offers spacious living room w/custom gas fireplace, dining area & open kitchen w/pantry. Plus we still fit in an office on the main level!



<https://youtu.be/PTMHK8OFAMS> (virtual tour)



Krystal Rogers
 Associate Broker
 907.355.8455 Cell



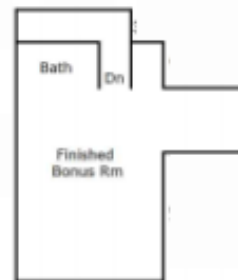
AK Custom Home Builders LLC

"Eagles Nest on the Bluff"

Total Living 3,366 sq. ft.
3 Car Garage
4 Bedrooms
4 Bathrooms

Clients & Builder designed this plan together for a bluff lot. Gorgeous Sprawling Ranch Home with a 400 sq. ft. fully finished bonus room. Huge windows to take in the back views! 4 bedrooms on main level, plus a bonus room with full bath. Hidden pantry, open kitchen concept.

Coffee & Wine Bar, plus huge Hidden Pantry!



Virtual Tours

<https://www.aryeo.com/v2/6ff10635-7009-414e-89ed-8b3b92bce4fe/Videos/26868>

Photo Links

<https://www.aryeo.com/v2/3496-s-barn-gable-loop-wasilla-ak-99654-us-742987/branded>



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Homebuilders, LLC

AK Custom Home Builders LLC



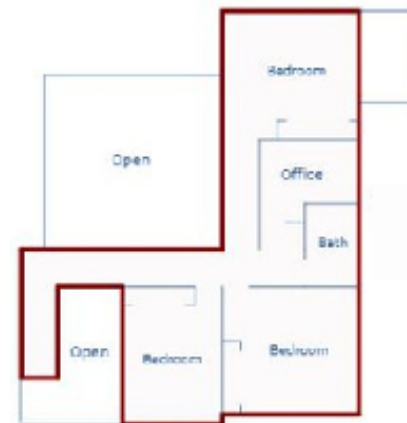
"Barn Gable 4"

Total Living 2,585 sq. ft.
4 Car Garage
4 Bedrooms
2.5 Bathrooms

Stunning 2 story plan featuring the Master Suite on the main level. Kitchen opens to the dining area/nook & great room. open to below living area, plus lots of windows to take in the views.. This home features our "hidden pantry" too! Covered deck allows for year round grilling. Add bedrooms PLUS office on the top level- plus a top level deck!



<https://www.dropbox.com/s/mycys80faooke8g/3097%20S%20Barn%20Gable%20Loop%20FPV%20No%20Address.mp4?dl=0> (Virtual Tour)



Krystal Rogers
Associate Broker
907.355.8455 Cell



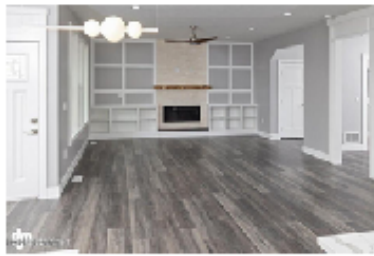
AK Custom Home Builders LLC



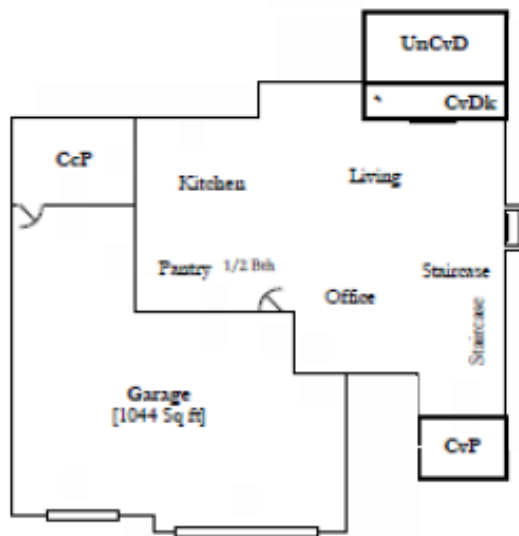
"Gateway Two-Story"

Total Living 2,600 sq. ft.
3 Car Garage
 4 Bedrooms
 2.5 Bathrooms

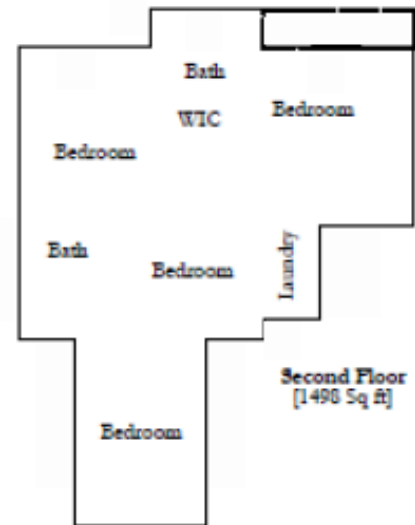
Consists of 4 bedrooms plus an office/flex room. The master suite is all about luxury... large tub, deluxe shower & walk in closet. Well appointed kitchen with built in wall microwave & oven, cooktop with fancy hood, quartz countertops and features our popular "hidden pantry" as well! Roomy living area with a fireplace. This home is amazing! Beautiful view from the upper level deck!



<https://dmdrealestatephotography.hd.pics/6829-E-Gateway-Drive/idx> (Virtual Tour)



First Floor
[1200 Sq Ft]



Second Floor
[1490 Sq Ft]



Krystal Rogers
 Associate Broker
 907.355.8455 Cell



AK Custom Homebuilders, LLC

AK Custom Home Builders LLC



"Mohawk Custom"

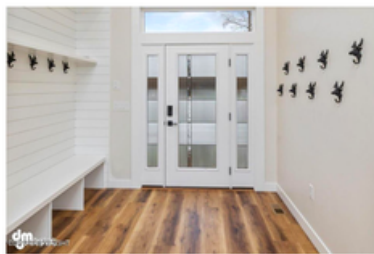
Total Living 3,611 sq. ft.

4 Car Garage

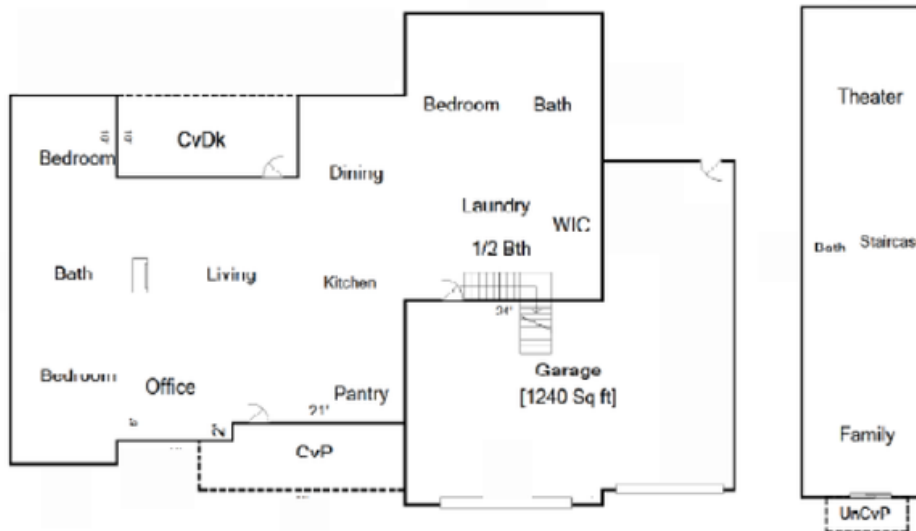
3 Bedrooms + Office + Bonus Room

2.5 Bathrooms

Clients brought an idea & a dream to the builder... Agim & his designer brought that dream to life! This is a stunning custom home. Ranch style with a huge 928 sq ft "bonus room", which features a theater room. The pantry off the kitchen is amazing... Well, the whole house is amazing!



<https://dmdrealestatephotography.hd.pics/8298-N-Mohawk-St/idx> (Virtual Tour)



Theater Room



Pantry



Krystal Rogers
Associate Broker
907.355.8455 Cell



AK Custom Homebuilders, LLC

Fun Extras!

HIDDEN ROOM

(Typically in master bedroom)

Closet door "covered" with a mirror.

<https://fb.watch/4rDjzokh4X/> (Virtual Tour)



OUR HIDDEN WALK IN PANTRY

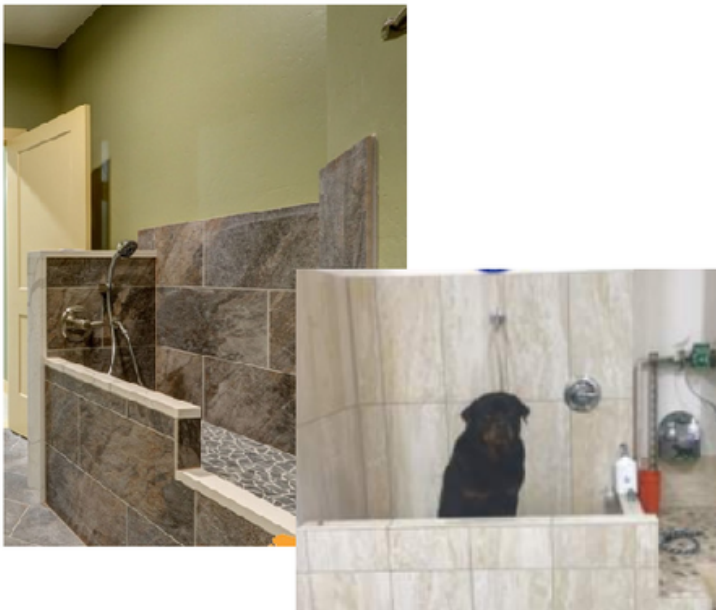


It's HUGE!!

WOOD CEILINGS & BEAMS



GARAGE DOG WASH STATIONS



Fun Ideas!

SAUNA'S

Sauna in place of the Master Bath?
Sure, why not!



THEATER ROOMS

Giving 'Movie Night In' a
whole new meaning!

