



# Welcome Home

STYLE

SPACE

DETAILS

CRAFTSMANSHIP



## AK Custom Home Builders LLC



# Agim Delolli

Builder

Cell: 907.360.0332

Residential Endorsement

#2508 / VA # 0579

[www.AKCustomHomebuilders.net](http://www.AKCustomHomebuilders.net)



Welcome to **Alaska Custom Homebuilders, LLC**, where craftsmanship meets sophistication. Originally from Albania, **Agim Delolli** brings a distinctive European flair to every project, blending elegance with modern functionality. With an eye for detail and a passion for perfection, we work closely with our clients to design and build homes that are as unique as their vision. From exceptional finishes to functional layouts, we pride ourselves on creating spaces that offer style, comfort, and outstanding quality.

*This is an IDEA book, we can modify any plan to make it uniquely yours! Whether you're looking for a custom home or wish to purchase a new build from our current inventory of homes, we are dedicated to providing an exceptional home that you can be proud of for years to come!.*



## Krystal Rogers

Realtor®

Associate Broker

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***From start to finish Alaska Custom Homebuilders works with you every step of the way!***



Visit us on Facebook

This booklet has been put together for the Buyer's information purposes only.  
Info, specs, pricing may change without notice.  
As of 01/24/2025

***As a custom home builder, our vision is to craft a space that's designed to make you feel perfectly at home.***

## **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. Often they are cost effective, yet lack personalization.

**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 home, you will appreciate the attention to detail that Agim and his team offer.***

## **The Differences:**

- No two AK Custom Home Builders homes are exactly alike
- Customization and Choices, tailor your home to fit your needs
- Quality and Workmanship
- Ability to make simple changes while under construction
- Working and communicating with the builder



Walking the lot to discuss placement of your new home!

## **Our Typical Standards:**

- Quartz Countertops
- Built-In Organizers
- Utility Sink in Garage
- Beautiful Master Suites, with large soaker or jetted tub, or extra large deluxe show package. *Sauna's are an option!*
- Ceiling fans in master bedroom
- Ceiling fans in living room
- Generous recessed lighting package
- Durable LVP flooring throughout
- Custom wood mantle



Another happy client ready to enjoy her dream home!

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



# THE BUILDING PROCESS

**Builders Meeting:** Once you have decided that you are ready to build, the fun begins! Its time to decide on a floor plan - or at least have an idea of what you want. We have many floor plans to work with and they all can be modified to fit your needs. Lets set up a builders meeting, and discuss your price range/ style of home you are interested in and get the ball rolling!

**Plans:** Each home we build is unique! Once ideas are discussed, we give the rough plan idea/ building notes to our plan designer, who then meets with the builder and starts working on your floorplan. He will do a mock up, then we meet again to discuss any changes and tweak what is needed.

**Contact:** Once the plans are determined, its time to put pen to paper and write the contract. Your real estate licensee or builder representative will walk you through the process. Its important that any changes or upgrades are discussed before finalizing the contract. Upon completion of the floor plan, ensure everything is to your satisfaction. Some minor adjustments can be made during the construction process - however big modifications can be costly. Remember: ask questions! We are here to make you feel at ease with the process.

**Let's go:** After the lot walk with Agim, the construction starts. Excavation begins, the well is drilled, the septic is installed and the foundation is poured. Exciting stuff!

**Electrical Walk-Thru:** Once your home is framed, our electrician will conduct an electrical walk-thru with you and often the builder and/or Realtor. The purpose of this walk-thru is to mark where your electrical switches, outlets, lighting and television outlets are to be placed. Many electrical upgrades are available, just ask!

*Any upgraded 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 is often referred to as an ICBO Inspection or PUR 101 & 102. **Agim** will meet you on site during the construction process, making sure we get things just right.

**Client Orientation:** 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. This includes the operation of your furnace controls and basic home maintenance.

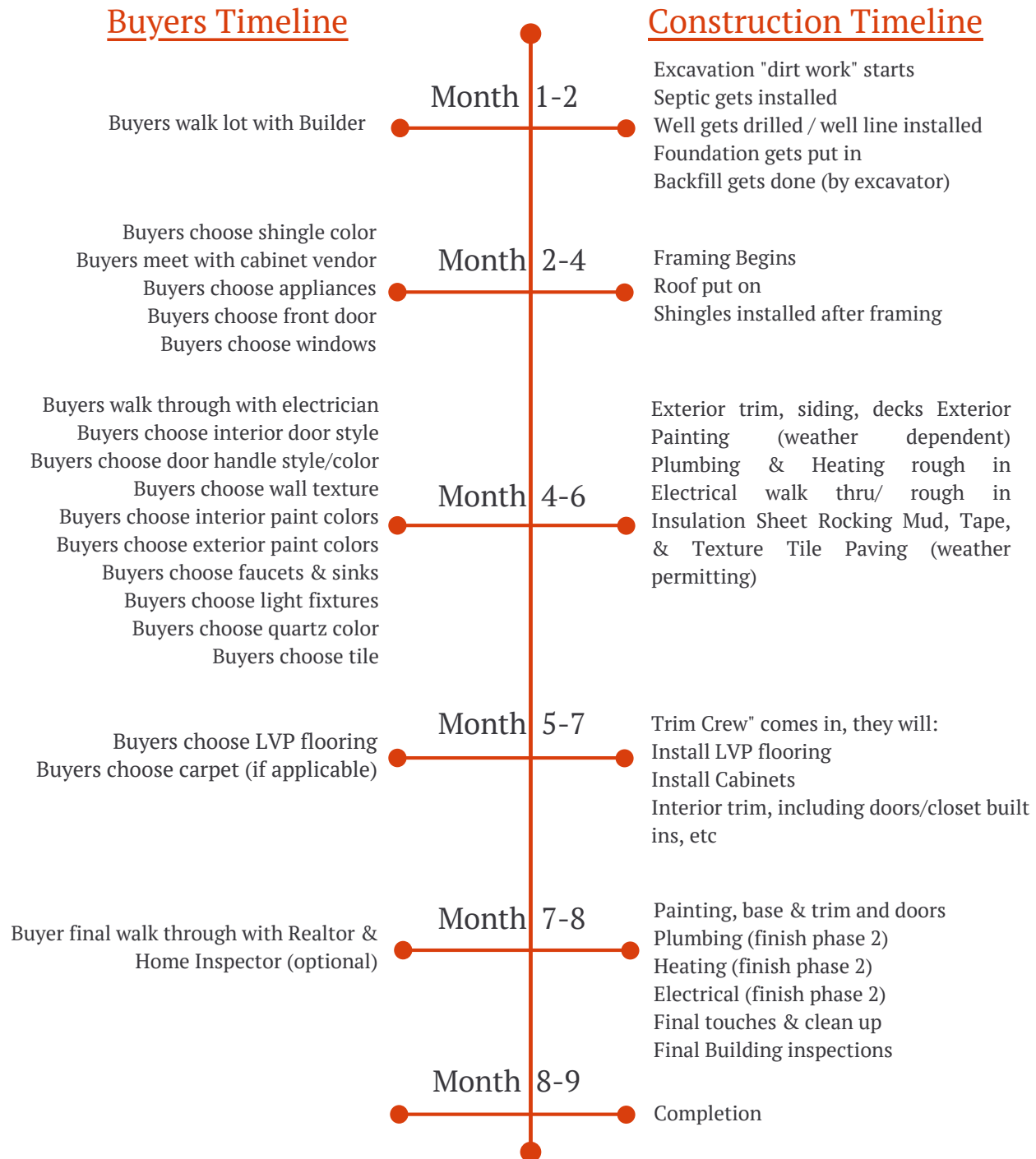
**30 Day Follow Up:** Once you have settled into your new home, we will check in with you via phone, text or even a knock on the door, just to ensure your continued satisfaction.





# CONSTRUCTION TIMELINE

**Step 1, if you have your own lot:** Builder will walk lot to make sure it appears suitable for your dream home. Builder and Buyers discuss house placement, new construction contract is signed, NTP funds are received, construction begins!



## *Finish Line!*

This guide is simply a roadmap of the new construction process. While we make every effort to have the new house completed on time, many things can cause delays: materials (and lack of materials), subcontractors, laborers, sickness, weather, holidays, utility companies, acts of God. AND change orders. keep in mind, if you make changes or delay in getting selections made during the construction process, delays will happen. The builder is not responsible for any rate lock extensions, temporary housing, or storage.

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## ***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.**  
(optional upgrade) transom windows on the side wall, this allows natural light in.

#### **General Interior**

- Hand texture walls -several styles to choose from.
- Custom selected interior latex paint color.
- Upgrade trim package includes trim work & painted doors. We often use trim to match window color, glossy white, or can be buyers choice of color.
- Durable 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.
- Angles sheetrock corners or new 45° chaffered style corners.
- Smoke detectors / CO detectors to code.
- Gas plumbed to dryer outlet and to stove (electric upon request).
- Typically 9' ceilings plus tray and 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 the 2nd story.

#### **Kitchen**

- Thoughtful well-designed layout.
- Quartz (or Granite) countertops (you will meet with our vendors to make color selections).
- Upgrade cabinetry with your choice of stain color.
- Undermount stainless steel sink or farmhouse sink (when available), buyers choice.  
(overmount can be requested)
- Hidden pantry! Walk-in or Closet style (as space allows).
- Island or breakfast bar (as space allows).
- Typically LVP flooring, tile upon request as an upgrade.

#### **Lighting**

- Generous lighting fixture allowance.
- Includes a generous can light allowance, depending on house style and size.

#### **Primary (Master) Suite**

- R-49 in ceilings.
- Extra-large.... we believe in beautiful **Primary 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.
- Wall scone prep/window placement for your bed/suite in mind.
- 6' soaker (corner) jetted soaker tub (w/optional upgrade to air jets), or free standing tub with surround (as space allows) otherwise 5' is used.
- Extra-large deluxe shower package.
- Dual vanity with quartz countertops and undermount sink.  
(optional upgrade) Hidden room ,often in master or attached to closet.

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## ***IT'S IN THE DETAILS!***

### **Typical Home Specifications**

#### **Living Room**

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

#### **Additional Bath**

- Fiberglass tub with tile surround.
- Vanity, (dual if space allows) with quartz countertops and undermount sink, another extra for you!

#### **Garage Interior**

- Sheetrock, taped, insulated and primed.
- Heated, code compliant.
- Heat - Unit Heater secured to ceilings or back wall.

#### **Garage Exterior**

- 3 paint color to include body, trim and front entry door.
- Front porch, back deck with steps with Trex composite lumber.
- 2 exterior hose bibs.
- Final grade for lot drainage and appearance.
- Lap siding.
- Asphalt driveway if CCR's require.
- Asphalt walkways to front entrance (when asphalt driveways are required).  
**(optional upgrade)** Colored concrete and/or rock walkway.

#### **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 cost to buyer.

#### **Home Warranty**

- 1-year Builders warranty.
- 10 year structure warranty ("Structure" warranty) available if required by lender, cost will be passed onto the buyer.

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## IT'S IN THE DETAILS!

### Typical Home Specifications

#### Foundation

- Poured 6"-8" concrete foundation or block
- Seal coated water proofing

#### Framing

- Engineered Truss System.
- 2x6 exterior wall construction.
- All studs 16" on center.
- Flooring glued, nailed and screwed where appropriate. Extra reinforced for earthquakes to prevent cracks.
- High energy efficient low E Argon vinyl windows.  
**(optional upgrade)** NORD European style windows and front door.
- Fiberglass entry doors.
- Insulated fiberglass garage doors, 12" thick.
- Lap siding, can customize front with rock, wood, and mixed decorative accents.



#### Roofing

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

#### Electrical

- Generous layout.
- TV wired in.
- Living room and primary suite with Cat 5 & 6.  
**(optional upgrade)** Alarm, generator or hot tub prep.



#### Plumbing & Heating

- Extra quiet Panasonic bathroom exhaust fans.
- 96% energy efficient forced air system.
- On demand water heater.
- Natural gas fired direct vent fireplace.
- Enhanced toilets with elongated seats.
- Fiberglass tubs with tiled surround.  
**(optional upgrade)** Full HRV system.

#### Insulation

- R-49 in ceilings.
- R-21 in walls and floors.
- Windows and doors caulked.  
**(optional upgrade)** Blown in insulation.





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**Mat-Su Home Builders Association  
Parade of Homes Golden Spike Award Winner Fall 2017**

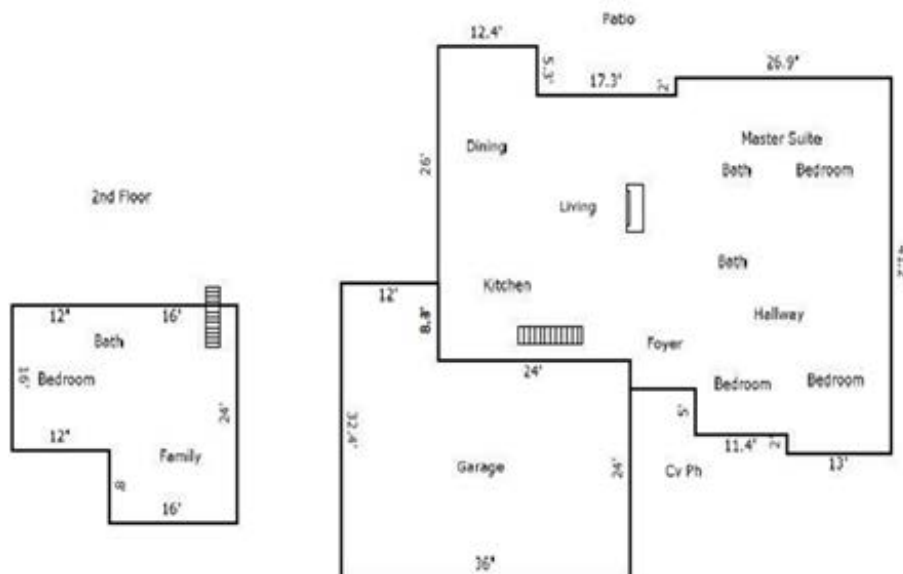
## The "Creekside" *with Bonus Room*

<b>First Floor</b>	<b>2,013 sq. ft.</b>
<b>Second Floor</b>	<b>576 sq. ft.</b>
<b>Total Living</b>	<b>2,589 sq. ft.</b>
<b>3 Car Garage</b>	
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.*



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



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## The "Creekside"





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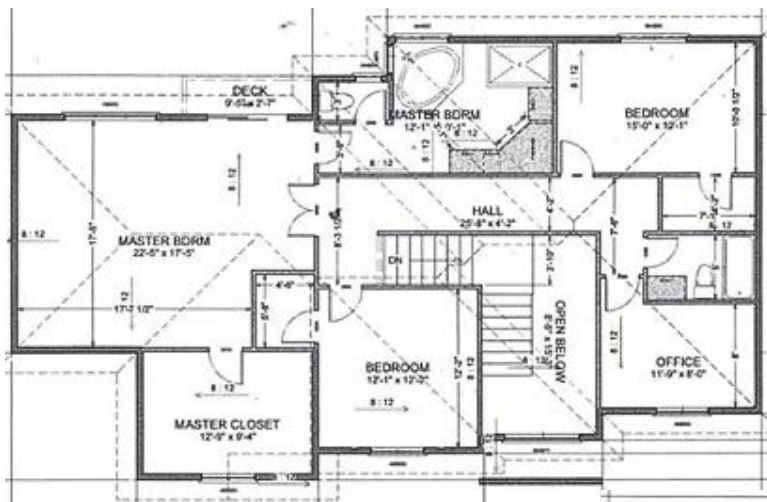
## The "Blackstone"



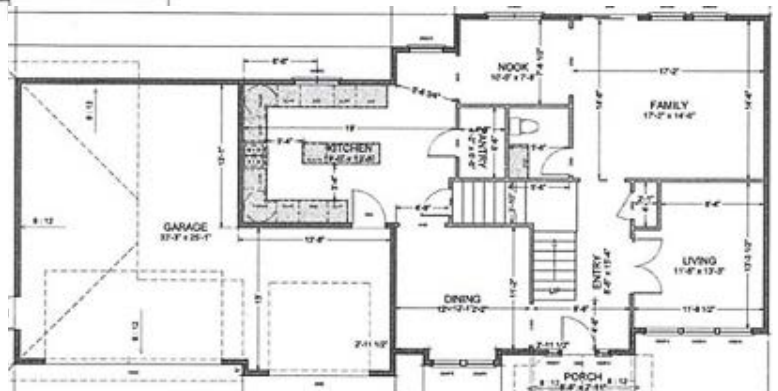
<b>First Floor</b>	<b>1,193 sq. ft.</b>
<b>Second Floor</b>	<b>1,393 sq. ft.</b>
<b>Total Living</b>	<b>2,586 sq. ft.</b>
<b>3 Car Garage</b>	
<b>3,4 or 5 Bedrooms</b>	
<b>2.5 Bathrooms</b>	

*The Master Suite, closet and bath are Amazing in this home! Features a 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)



1st Floor



2nd Floor



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## The "Trinity"

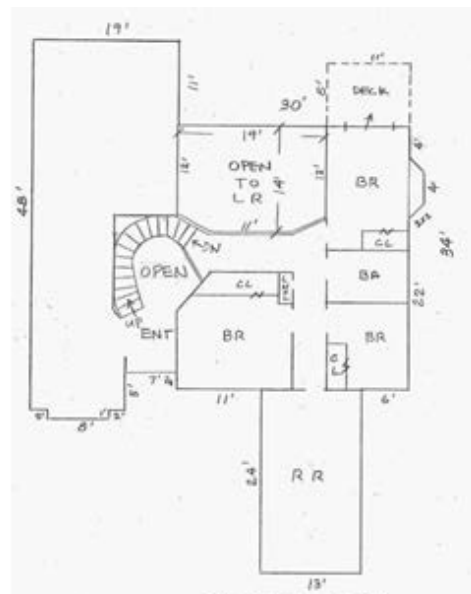
**First Floor** 1,917 sq. ft.  
**Second Floor** 1,094 sq. ft.  
**Total Living** 3,011 sq. ft.  
**3 Car Garage**  
**4 Bedrooms**  
**3 Bathrooms**

*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)

1st Floor



2nd Floor



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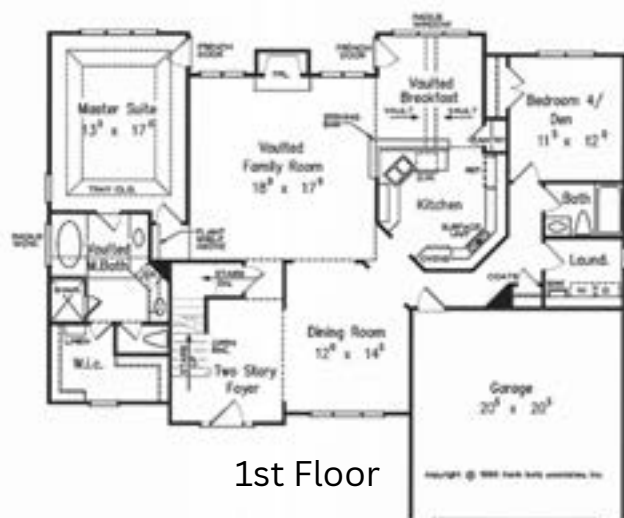
## The “Fetlock”

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

*Features a 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 and optional bonus room on top level, and an open railing adds charm as it overlooks lower level.*



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



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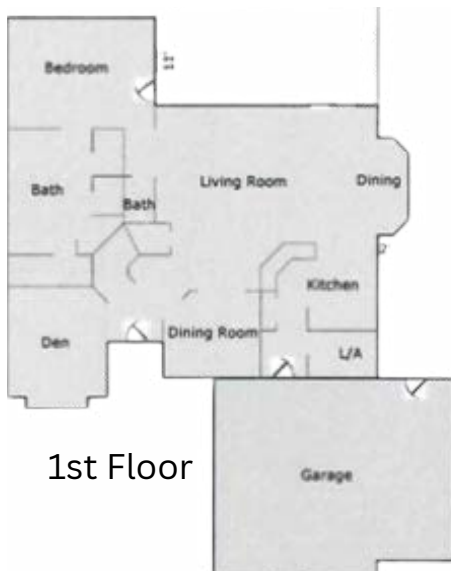
## The "Duck"

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

*Features the Master suite and a 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)



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## The “Expanded Missy”

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

*Lovely Ranch with large entry, and built-in bench. Walking in you 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! The upper deck changes the entire look from the “Simple Missy”!*



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



1st Floor



2nd Floor



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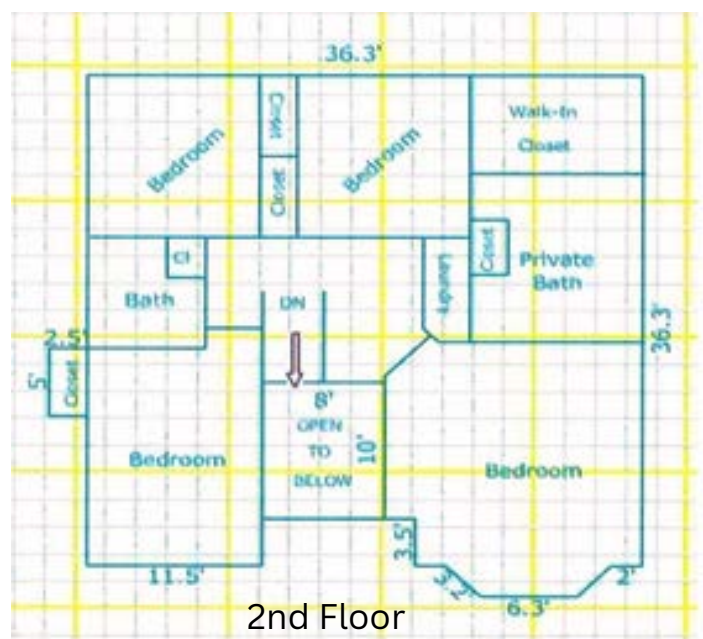
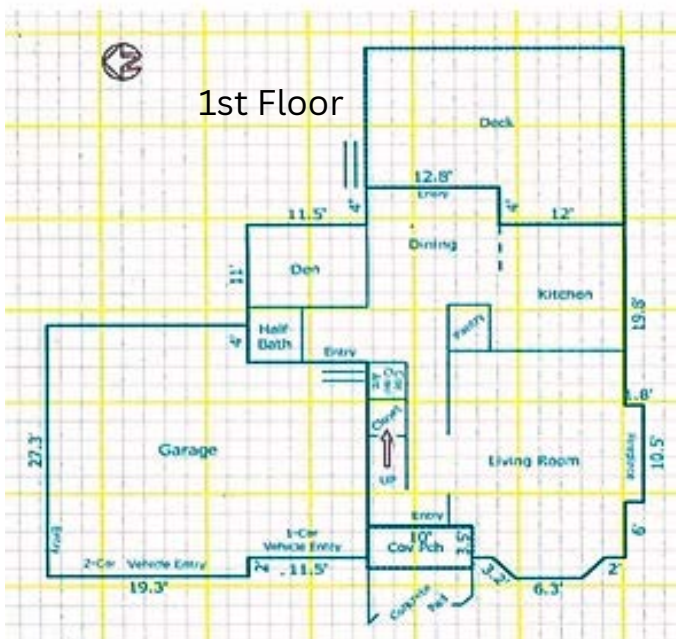
## The “Expanded Meadowlark”

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

*We’ve expanded and 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)



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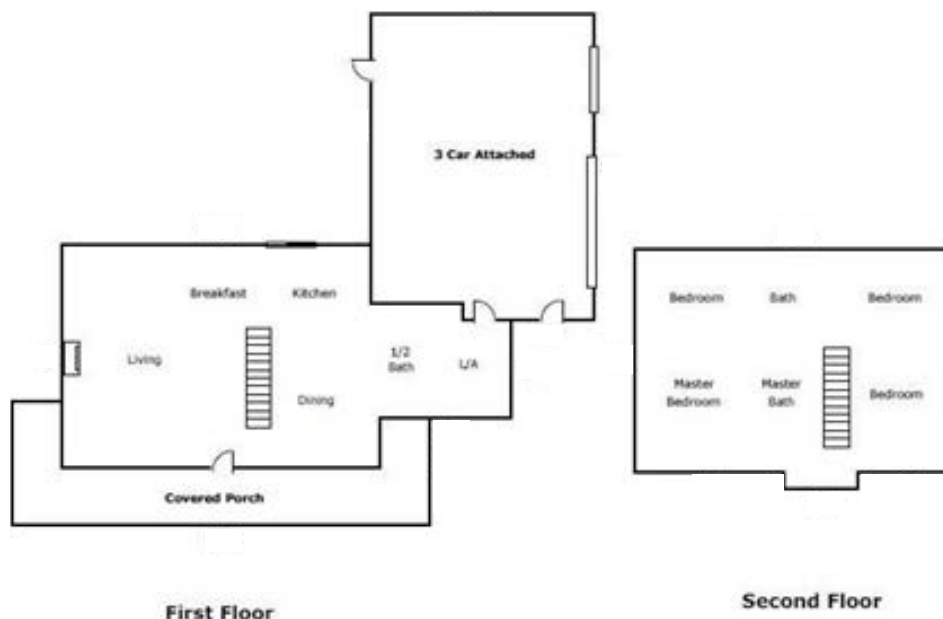
## The "Galvin"

**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)



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## The "Fairview Two-Story"

**Total Living** 1,650 sq. ft.

**3 Car Garage**

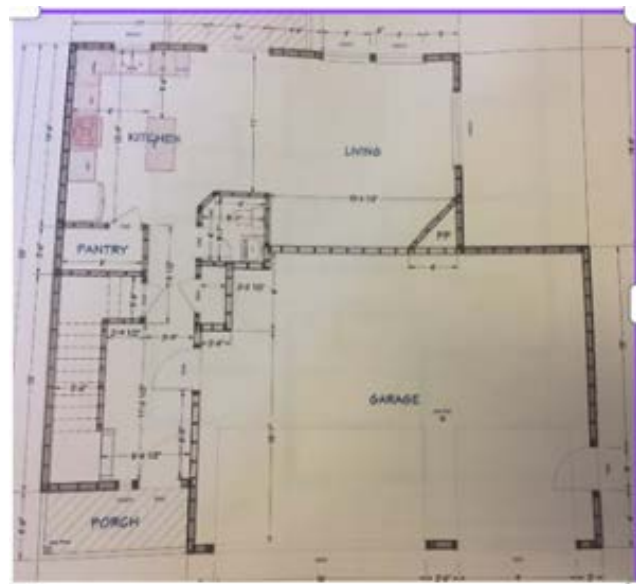
4 Bedrooms

2.5 Bathrooms

*Efficient 4 bedroom home with 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)



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## “Tyler’s Custom”



**Total Living** 4,867 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 and granite counter tops. Lovely master suite offers his and 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> (virtual tour)



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# AK Custom Home Builders LLC

## The "Barn Gable III"

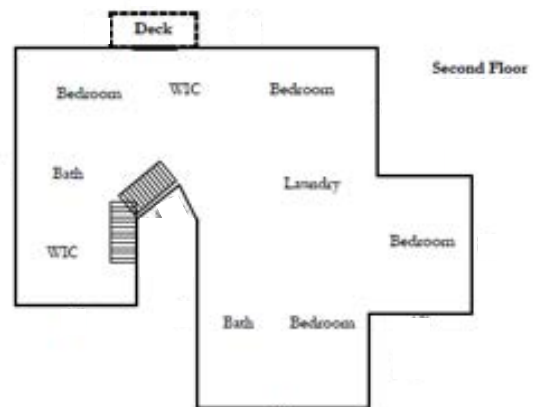
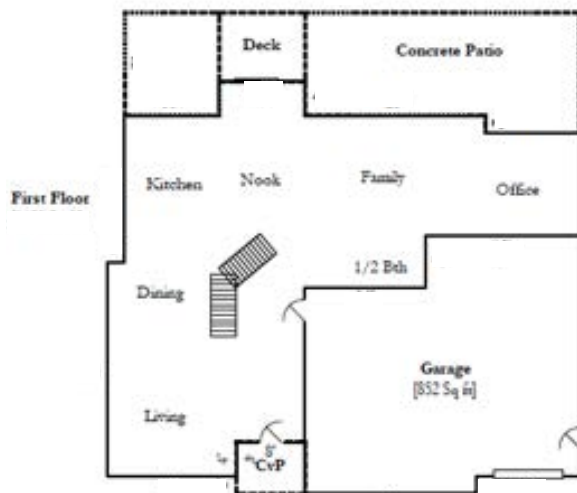


**Total Living** 2,921 sq. ft.  
**3 Car Garage**  
4 Bedrooms  
2.5 Bathrooms

*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 are on top level, office on main level. Living room w/ natural gas fireplace, plus large family room.*



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



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# AK Custom Home Builders LLC

## The "Barn Gable 102"



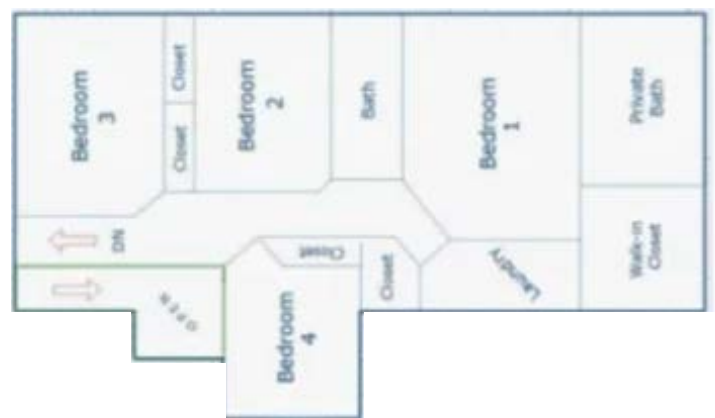
**Total Living** 2,500 sq. ft.  
**3 Car Garage**  
**4 Bedrooms**  
**2.5 Bathrooms**

*Stunning! This plan was designed to take advantage of back property views while remaining private. 4 large bedrooms PLUS office. Luxurious Master suite w/ hung walk in closet.*

*In this home we replaced the tub with an infrared sauna. This house has the X-Large tiled deluxe shower package. Main level with spacious great room w/gas fireplace. Large windows to bring in natural light.*



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



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# AK Custom Home Builders LLC

## The "Barn Gable 4"



**Total Living** 2,585 sq. ft.

**4 Car Garage**

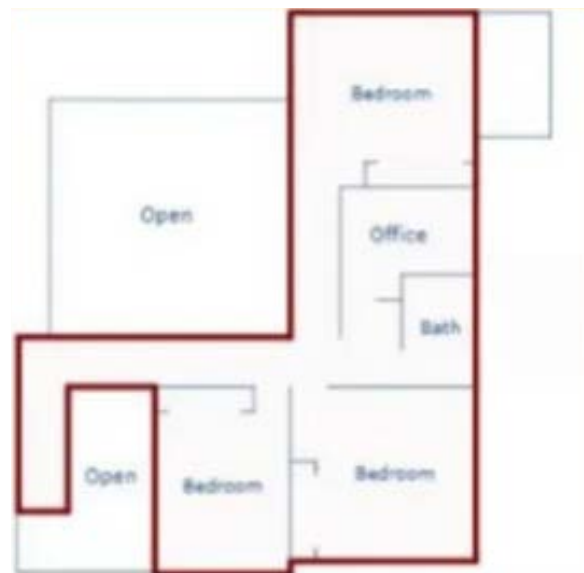
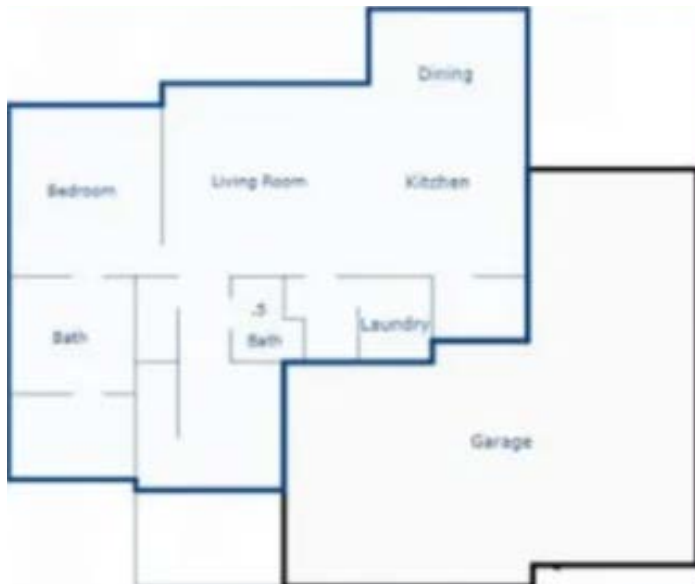
4 Bedrooms

2.5 Bathrooms

*Stunning 2 story plan featuring the Master suite on the main level. Kitchen opens to the dining area/nook and 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. Additional bedrooms, PLUS an 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)



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## The "Fairview Delight"

**Total Living** 2,050 sq. ft.

**3 Car Garage**

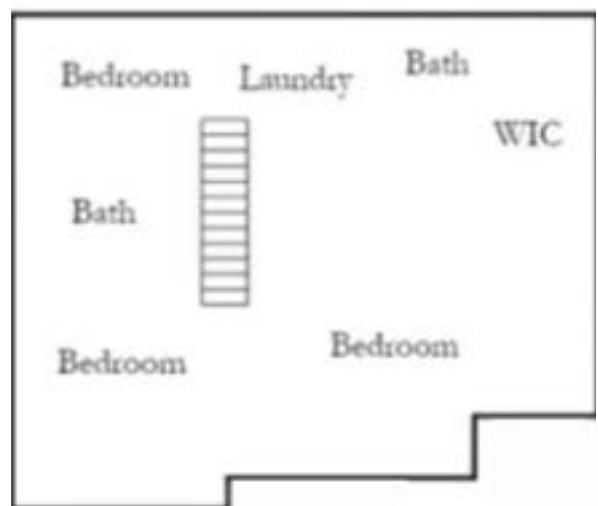
3 Bedrooms

2.5 Bathrooms

*Very efficient, contemporary, yet spacious 3 story with all bedrooms on the top level. Master offers his/hers walk in closet and Master bath w/ extra large tiled shower and 6' tub. Coffered ceiling w/ lighting. Main level offers spacious living room w/ custom gas fireplace, dining area and open kitchen w/ pantry. Plus we still fit the office on the main level!*



<https://youtu.be/PTMHK8OFAMs> (virtual tour)



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## 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)



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# AK Custom Home Builders LLC

## "Gateway Two-Story"

**Total Living** 2,600 sq. ft.

**3 Car Garage**

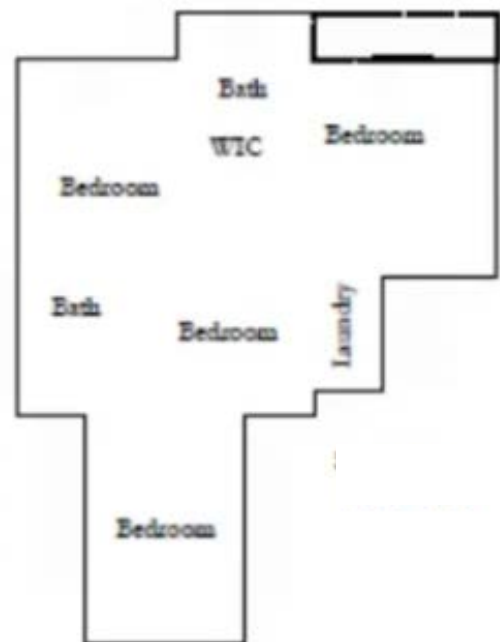
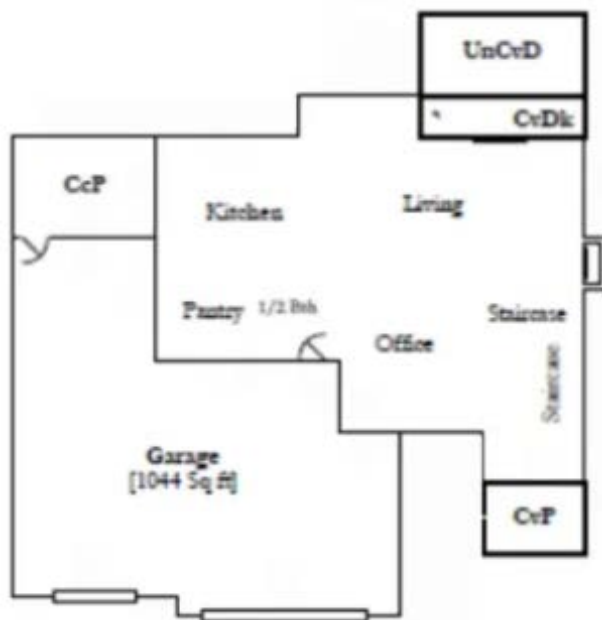
4 Bedrooms

2.5 Bathrooms

*Consists of 4 bedrooms plus an office/flex room. The master suite is all about luxury... large tub, deluxe shower and walk in closet. Well appointed kitchen with built in wall microwave and 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 deck.*



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



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# AK Custom Home Builders LLC



## Shop House

**Total Living** 1,885 sq. ft.

**2 Car Garage**

4 Bedrooms

3 Bathrooms

*Top & lower levels can be separated. Vaulted ceilings, natural gas fireplace, large decks. Lower level offers 554 sq. ft. with full bedroom/bath suite, plus a laundry room and separate entrance.*



<https://dmdrealestatephotography.hd.pics/1160-S-Bettina-Way> (Virtual Tour)



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# AK Custom Home Builders LLC

## The "Spiro Chalet"

**Total Living** 1,458 sq. ft.

**1 Car Garage**

3 Bedrooms

1 Bathrooms

*Versatile plan with primary bedroom suite on main level. Upstairs offers 2 bedrooms with an option for a full bath!*



<https://dmdrealestatephotography.hd.pics/2171-S-Spiro-Dr> (Virtual Tour)



Krystal Rogers  
Associate Broker  
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# AK Custom Home Builders LLC



## The "Gail"

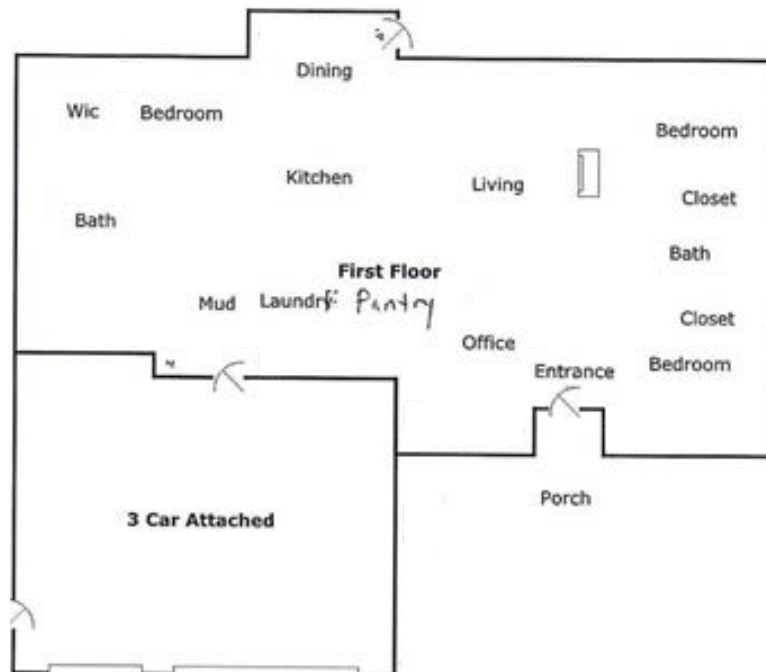
**Total Living** 2,050 sq. ft.  
**3 Car Garage**

3 Bedrooms, Plus Office  
2 Bathrooms

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



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



Krystal Rogers  
Associate Broker  
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# AK Custom Home Builders LLC



## The "Fairview Ranch"

**Total Living** 1,860 sq.  
**ft. 3 Car Garage**

3 Bedrooms  
2 Bathrooms

*Ranch design with roomy living area, dining room and vaulted ceilings. Extra large kitchen features 12' breakfast bar. Generous sized Master with large master bath and walk-in closet. We put epoxy countertops in this home - to try something new and fun!*



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



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# AK Custom Home Builders LLC

## The "Tanya"

**Total Living** 2,250 sq. ft.

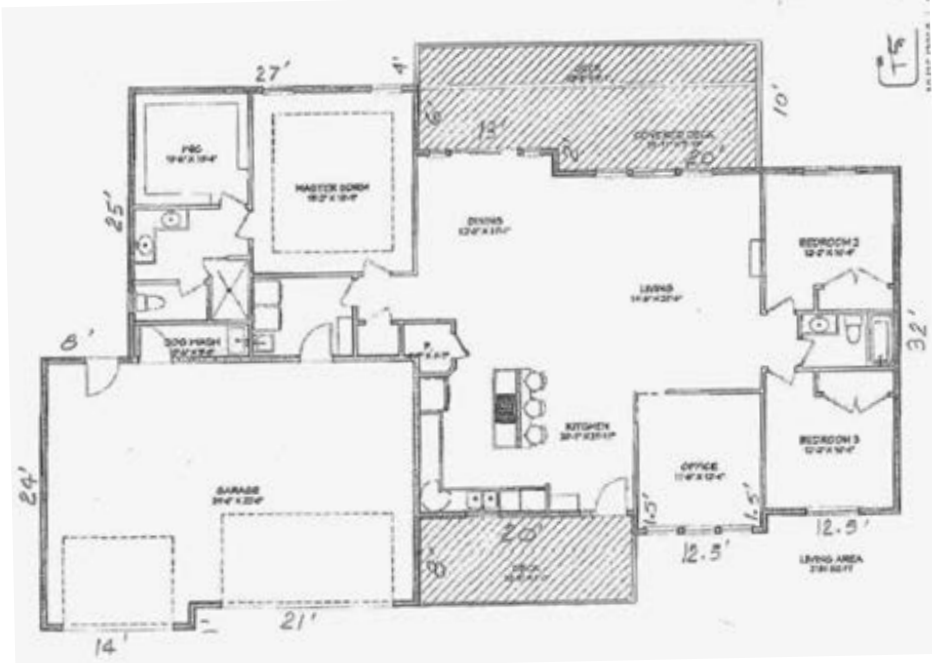
**3 Car Garage**

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 and epoxy countertops! **Check out the custom dog wash in the garage!***



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



Krystal Rogers  
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# AK Custom Home Builders LLC

## The "McVeigh"



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

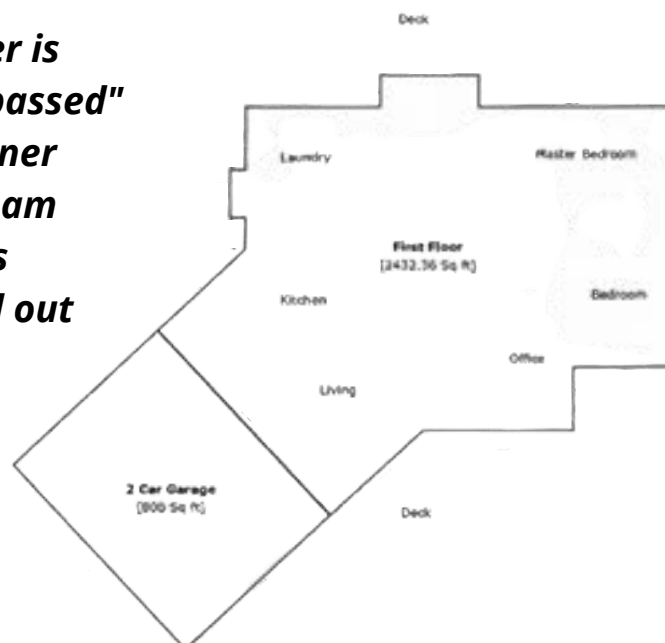
*Sprawling Ranch design, featuring huge Master suite and closet with built-ins. Custom dog wash area off garage. Huge living room w/ pine ceiling and beams. Secret built-ins per client request (ask builder). The builder designed this home to fit the buyers needs while using the foundation already in place!*



<https://virtualtours.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  
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# AK Custom Home Builders LLC

## The "Henhouse"



**Total Living** 2,306 sq. ft.

**3 Car Garage**

3 Bedrooms

2.5 Bathrooms

*Elegant Ranch with spacious Master suite 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 and his designer were able to draft this plan to perfectly work on the lot!***



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Associate Broker  
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# AK Custom Home Builders LLC



## The “J B Rocky Point”

**Total Living** 2,500 sq. ft.

**3 Car Garage**

4 Bedrooms

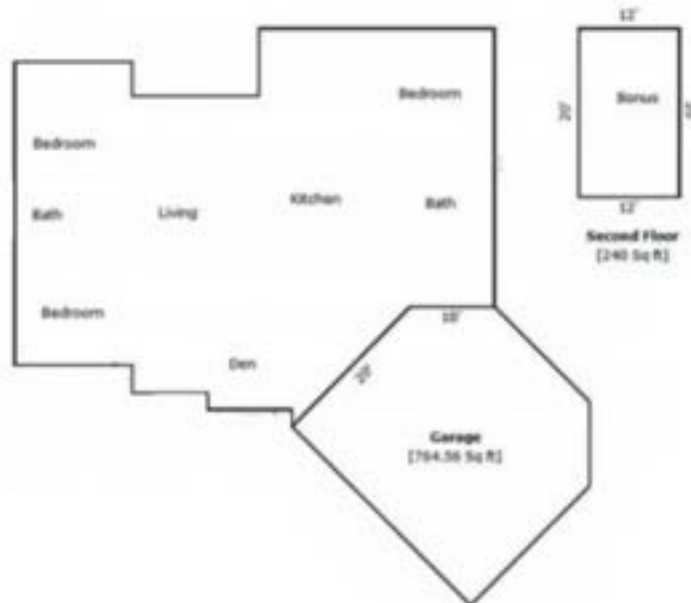
2.5 Bathrooms

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



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

*This home was designed for a corner lot. The buyers vision along with Agim's talents, produced a gorgeous home!*



Krystal Rogers  
Associate Broker  
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# AK Custom Home Builders LLC

## The “Eagles Nest on the Bluff”



**Total Living            3,366 sq. ft.**

### 3 Car Garage

4 Bedrooms

4 Bathrooms

*Client & 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 and open kitchen concept.*

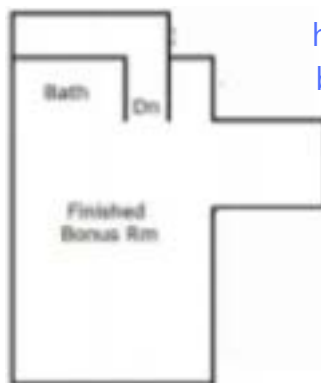


## Virtual Tours

<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 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**



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# Fun Extras!

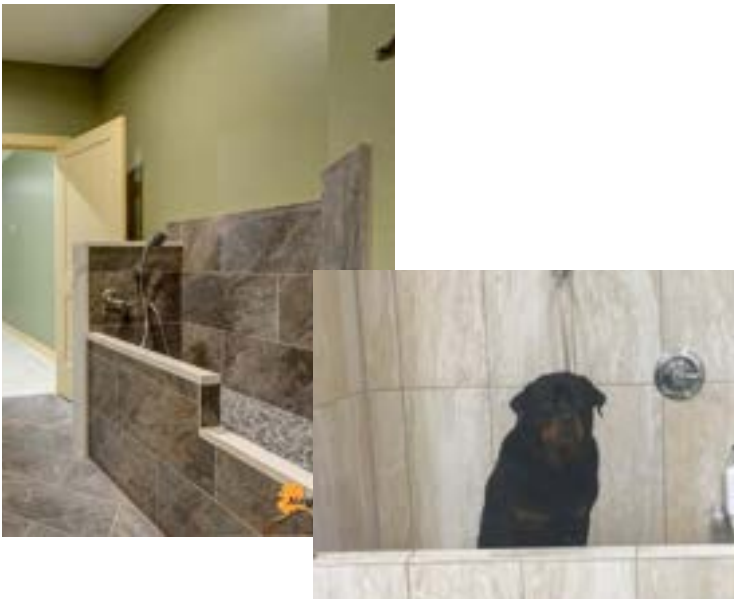
## HIDDEN ROOM

(Typically in master bedroom)  
Closet door "covered" with a mirror.

<https://fb.watch/4rDjzoKh4X/> (Virtual Tour)



## GARAGE DOG WASH STATIONS

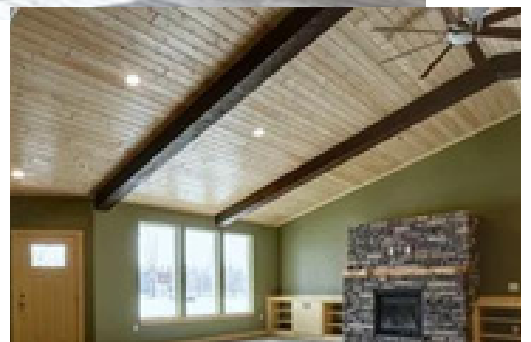


## OUR HIDDEN WALK IN PANTRY



It's HUGE!!

## WOOD CEILINGS & BEAMS





# Fun Ideas!

## SAUNA'S

<https://fb.watch/4rDjzoKh4X/> (Virtual Tour)

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



## THEATER ROOMS

**Giving 'Movie Night In' a  
whole new meaning!**

