

# KENAI Real Estate CONNECTION



THIS FEATURED HOME IS OFFERED BY:

**Realty Solutions  
Freedom Branch**

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170 N. Birch, Ste 102, Soldotna • [www.soldinalaska.com](http://www.soldinalaska.com)



**FREE CONSULTING  
& MARKET ANALYSIS**



*Esther Chambers*

Certified Residential Specialist

*Cell: (907) 251-0255*

[esther.chambers@century21.com](mailto:esther.chambers@century21.com)



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## JANUARY 2019

Kenai Business Connection  
43900 Eagle Lake Dr  
Kenai, AK 99611



34851 Kenai Spur Hwy., #6, Soldotna • 420-0655

**COLLEEN O'CONNELL**

**953-SOLD (7653)**

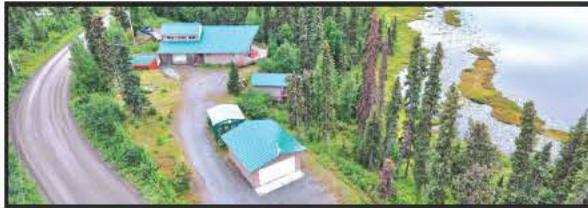
colleen@akrealestategirl.com



**MICHELLE GLAVES**

**398-9814**

michelle@akhousehunters.com



**COHO SALMON, LAKE TROUT  
& STICKLE BACK**

- 3 BR, 2.5 BA, 2195 SF, 2 large living spaces
- 40' x 11' deck with hot tub, Two cabins
- 14' x 13' greenhouse • ADF&G Stocked Lake
- 4.13 acres South of Soldotna

**MLS 18-14679 \$439,000**



**REMODELED AND HUGE!**

- 6 BR, 2 BA, 2084 SF
- 3.63 acres between Kenai & Soldotna
- New appliances, Fireplace w/ gas lighter

**MLS 18-14277 \$269,000**

**WANT ALL OFFERS!!**



**KENAI CHARM!**

- 3 Bedroom, 2 Bath, 1842 sq ft in Kenai
- Master on main level
- Large updated kitchen, solid surface countertops
- Large garage, 3 great sheds, nicely landscaped

**MLS 17-14361 \$249,900**



**WINDOW ON THE WATER**

- 5 BR, 3.5 BA, 4575 SF, 5\*+
- Amazing views of Cook Inlet & Mtns
- Master on main floor
- MIL apt or Income potential

**MLS 18-9244 \$550,000**

# ON THE COVER



## CELEBRATE WITH A NEW HOME

PRIVACY, ACREAGE & A Custom Built Home with Cinnamon stained hickory cabinets in kitchen, 3 extra wide dormers, & a Family Room/Bonus room. In floor heat incl attached garage (728 sf). Iron Curtain water filter system & Reverse Osmosis included. Has ICBO Inspections with PUR 101-102. Storage in several outbuildings, 750 sf shop, Greenhouse & Dog Kennel. Large Fenced area for the dogs. 9.07 Acres. **MLS # 18-14470 \$535,900**

# CENTURY 21

**Realty Solutions  
Freedom Branch**  
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Owned & Operated



**FREE CONSULTING  
& MARKET ANALYSIS**



## Esther Chambers

Certified Residential Specialist

**Cell: (907) 251-0255**

[esther.chambers@century21.com](mailto:esther.chambers@century21.com)



170 N. Birch, Ste 102, Soldotna • [www.soldinalaska.com](http://www.soldinalaska.com)

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**KENAI  
Business  
CONNECTION**

A publication of Kenai Business Connection, 43900 Eagle Lake Drive, Kenai, AK 99611  
907-394-3214 [stephanie@kenaiconnection.com](mailto:stephanie@kenaiconnection.com)



**GREAT KENAI RANCH ON 1 ACRE!**  
Large 1956 Sq. Ft. 2 Bdrm,  
2 BA with a HUGE Family  
room & Master Bdrm.  
MLS 18-18891 \$189,000



**LARGE HOME W/HUGE SHOP!**  
6 Bedroom, 3 Bath, Living Rm and a  
Family Rm, Large 32' x 40' Shop for all  
your toys and vehicles! Private Nikiski  
setting. MLS 18-19013 \$285,000



**KASILOF RIVER 1.62 ACRES LOT!**  
150' of Kasilof River Frontage.  
Private Lot. MLS 18-2894 \$99,000

**NORTH FORK/ANCHOR POINT LAND LISTINGS**

5.08 Acres. MLS 18-10905 \$13,900  
2.6 Acres. MLS 18-10906 \$8,900

**HAPPY NEW YEAR!**



**Heidi Anderson**  
REALTOR®  
(907) 690-1741  
www.heidianderson.jackwhite.com  
Heidi.Anderson.ak@gmail.com



34851 Kenai Spur Hwy, St. #6, Soldotna



**CENTURY 21 PROPERTY  
MANAGEMENT**

Welcome to Century 21 Realty Solutions, your resource for professional property management services throughout Anchorage, Palmer, Wasilla, Kenai and Soldotna. We offer you a better way to take care of your valuable rental investments. Smarter, Bolder, Faster – we utilize proven rental management practices while taking full advantage of modern technology to improve the experience of both owners and tenants.

Our team is here to take care of every facet of your rental, including marketing, tenant screening, rent collection, maintenance, repairs, tenant disputes, legal compliance, accounting and more. Day and night, we are focused on doing what needs to be done to protect your property and support your tenants. Whether you are across town or across the world, you never have to worry if your property is being properly cared for.

We serve a wide variety of clients, including owners of second homes, investors and military owners. We manage both single-family and multi-family properties. If you own a rental in any of the areas we serve, feel free to give us a call to discuss your management needs.

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



**KENAI PENINSULA  
PROPERTY SISTERS**

Mallory-907.398.2568  
Morgan-907.398.2765  
Propertysisters@century21.com



**HAPPY NEW YEAR!**

**Planning to purchase a home or refinance this year?**  
Please give us a call – we would love to help!



**Kris Hughes**  
Branch Manager  
NMLS 1179429  
Kristina Hughes  
Cell (907) 346-0288  
[www.krishughes.net](http://www.krishughes.net)



**Emily Remmer**  
Senior Loan Originator  
NMLS 413989  
Cell (907) 252-8931  
[www.emilyremmer.com](http://www.emilyremmer.com)



34851 Kenai Spur Hwy, Suite 3  
Soldotna (907) 260-5400



NMLS # 189191  
Loans That Work For You

*Easy online loan applications*



Happy New Year  
Wishing you good health, happiness and success in the coming year and always.



**Ross Baxter**  
907-398-7264  
ross@rossbaxtergroup.com

**Coral Hoffman**  
907-953-6370  
coral@rossbaxtergroup.com

34851 Kenai Spur Hwy #6,  
Soldotna  
907-420-0655  
 



**WHAT'S COOKING?! - CHEF'S DREAM KITCHEN**  
W/LARGE WALK IN PANTRY  
3 BR, 2.5 BA, 2682 SF, 0.96 acres. Lots of space inside and out. Spacious master suite and two living areas. Newly fenced yard with chicken coop. Chickens at no extra cost. MLS 18-18194 \$274,000



**STORAGE GALORE IN IDEAL LOCATION W/PRIVACY**  
2 BR, 1 BA, 1376 SF, 1.13 acres. Custom home with vinyl siding and Anderson windows. Large garage/shop and backyard shed and greenhouse. Paved circle drive and RV parking. MLS 18-15795 \$299,000



**New Price**  
**IN TOWN DUPLEX - INVESTMENT OPTIONS**  
2 BR & 1 BR units, 2008 SF Public water & sewer. Upgraded features include newer furnace, windows and flooring. Turnkey ready w/full price offer. Everything remains! MLS 18-15794 \$199,000



**New Price**  
**MOUNTAIN VIEWS IN COMMERCIAL LOCATION**  
4 BR, 3 BA, 2632 SF, 3.33 acres. Private living or potential for B&B or commercial venture. New commercial well. High traffic, visible location on Sterling Hwy. MLS 18-13053 \$387,500



**TREMENDOUS VALUE WITH RECENT UPGRADE**  
3 BR, 2 BA, 2250 SF, 1.24 acres. Centrally located between Kenai and Soldotna. Large deck and firepit. New flooring - You'll love it! Call today for your private tour. MLS 18-13555 \$279,900



**PRIVATE CUSTOM HOME ON FLOAT PLANE LAKE**  
4 BR, 4 BA, 4023 SF, 2.08 acres. Wonderful entertaining spaces in this lakefront custom home with Chef's kitchen, stone fireplace with built-ins and plenty of storage with 3 car garage. Truly one-of-a-kind home and location. MLS 18-10210 \$1,175,000



**New Price**  
**SPLIT LEVEL WITH ROOM FOR EXPANSION DOWNSTAIRS**  
3 BR, 2 BA, 1495 SF, 0.92 acres. Two lots at 0.46 each - keep them both or sell one. Quiet location near Kenai Peninsula College. New flooring in Master and upgraded kitchen finishes. MLS 18-14629 \$242,000



**ALASKAN CASUAL ELEGANCE**  
2 BR, 2 BA, 1620 SF, 1.78 acres. Well maintained, energy efficient, home featuring new appliances, large bedrooms and a heated garage. Large deck with hot tub surrounded by gorgeous landscaping. MLS 17-18959 \$279,000



**BIG HOME, BIG VIEW, CLOSE TO THE RIVER & LAKE**  
3 BR, 2 BA, 2268 SF, 4.33 acres. Entertain friends and family in this open living styled home. Lots of natural sunlight. Private and quiet. MLS 18-11752 \$291,999

**VACANT LAND**  
**The Timbers - Only 1 LOT LEFT!**  
**KENAI RIVERFRONT ONLY \$150,000**  
**OPENGATE - Only 6 miles from Fred Meyers/Town**  
**Utilities in front, GAS & ELECTRIC**  
**Many Other Land Options Available!**



Desiree Baxter, Realtor®  
Jack White Real Estate

907.398.7289



Jack White  
Real Estate

Wasilla Office 1.888.373.4700  
865 N Seward Meridian Plwy, Ste 200



**RECREATIONAL PROPERTY!**

Log cabin on 1 acre. Up the hill from Ninilchik River. Active Salmon fishing. Commercial grade kitchen appliances. MLS 18-15531 \$55,500

**ENERGY EFFICIENCY**

888 SF, Newly constructed, open floor plan, quality finishes throughout. A Private 0.92 acres in Sterling. MLS 18-4553 \$168,000



**FANTASTIC LOT!**

0.86 acre lot for building residential or recreational. Private setting. Close to Kenai River Access. No covenants or restrictions. Electric at lot. Paved, Borough maintained road in Sterling. MLS 17-18410 \$24,500



POLE BUILDINGS  
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CARPORTS • BARNs  
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*"Serving the Kenai Peninsula since 1977."*



**CELEBRATE WITH A NEW HOME**  
 Privacy on 9.07 acres, 4 Bdr, 3 Bth 3,728 sf home with bonus room over garage. Attached garage is additional 728 sf. Covered decks, front & Back, gardens, outbuildings incl. a shop. Bring your pets & your garden tools! Fenced kennel incl. **MLS # 18-14470 \$535,900**



**COMMERCIAL BUILDINGS RENT THE UNITS IN ALL THREE AND BUILD INCOME.**  
 1.84 Acres. What a huge opportunity for VALUE & a great INVESTMENT too. The profit will help you retire or add to your income. **\$.1,209,600 MLS# 18-13**



**NEW YEAR – NEW VIEW!**  
 Panoramic View of Mountains & Inlet in a Ranch style with 1,620 SF, 3 Bdr plus attached garage & a detached shop/garage on 1.58 ac. Overlooking Cook Inlet. **\$250,000 MLS #18-5126**



**NEW BEGINNINGS & AN EXTRAORDINARY VIEW PLUS WATERFRONT!**  
 Multilevel, 3 bdr, 3.5 Baths, 3,393 sf plus attached garage on 1.29 acres. B&B anyone? Separate entrances for a Tri-Plex, or enjoy a large, spacious home all to yourself. Your very own private Road to the Beach. **\$549,000 MLS #18-8239**



**ENJOY YOUR ALASKA**  
 in a prime fishing & recreational area where you can live & play! House has 1,081 sf and is on 4.79 acres. Priced to fit your budget!  
**\$115,000 MLS# 18-1309**

## FREE CONSULTING & MARKET ANALYSIS

# Esther Chambers

Certified Residential Specialist

**(907) 251-0255**



**Building Trust & Care  
 with your interest at heart!**



**BRING YOUR TOOL BELT**  
 Could be a great fish'n cabin on a 1.52 ac AS-IS, at budget price of **45,000**  
**MLS# 18-5093**  
**"AS-IS" CASH ONLY**



**FAMILY SIZE**  
 4 Bdr, 2,416 sf, 2.5 Bths, Corner lot with easy access. BB anyone? Home office potential or business in home. **\$219,100**  
**MLS # 18-11470**

**BUILD YOUR DREAM HOME**  
 & enjoy Alaska whenever you want. The joy you will find living here is worth the effort. Possible view, 3.02 ac.  
**\$48,500 MLS #18-7410**

[estherchambersak@gmail.com](mailto:estherchambersak@gmail.com)

**CENTURY 21**

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 Freedom Branch**

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 Owned & Operated



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



## Thank you for a successful and joyful 2018!

Leslie B. Jim T. Denise U. Ashley and Brandon P. Bruce and Tasha S. Leah and Robert P. Ed and Kenra J.  
 Kevin M. Randy S. Joe K. Steve and Kathleen T. Gary and Gina G. Josh and Ashlyn K. Katherine R.  
 Beth T. Judy G. Michael M. Thomas and Michelle F. Robert S. & Lynette S. Tom S. & Kathryn G. Raymond M.  
 Dave R. Colleen S. Gene C. Sterling and Char L. Pat R. & Valerie I. Sean & Tera T. Nicolas A.  
 Mike P. Jaime T. Ken and Lisa C. Colton and Ellie L. Earl & Theresa H. Jerry & Lizbeth C. Stephen M.  
 Doug R. Michael D. David and Kimberly S. Chance and Jayde B. GR & GE Venture Group Joe & Elaine A. Lucinda O.  
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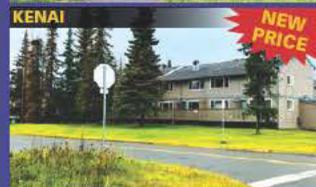
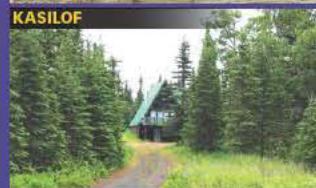
## Looking forward to a safe and prosperous 2019!



**BUILD EQUITY!**  
Nice fixer upper. 3 BR, 2.5 BA, 2531 SF, 1.99 acres  
1008 Sf garage w/unfinished apt  
Borough assessed at \$394,500  
MLS# 18-13265 240,500

**AFFORDABLE FAMILY HOME**  
4 BR, 2 BA, 1344 SF, KBeach  
5 star energy rated  
Close to Kenai River  
Home warranty included  
MLS# 18-15769 \$238,900

**CUSTOM LOG HOME**  
2 BR, 2 BA, 1600 SF, 3+ acres  
Close to National Wildlife Refuge  
Potential guest cabin. 2 sheds.  
Huge master suite  
MLS# 18-15928 \$269,000



**STERLING**  
**NEW PRICE**  
1.43 acres PLUS an incomplete 840 SF shop/apartment. Gas, in floor heat, polished concrete finish, upscale cabinets & appliances, custom tile work in bathroom.  
MLS# 18-19110 \$199,500

**KASILOF**  
**MINUTES FROM THE BEACH**  
3 BR, 1.5 BA, 2402 SF. 3.02 level acres. No CCRs. Peekaboo Mt Redoubt view.  
Home Warranty included.  
MLS# 18-12123 \$182,900

**KENAI**  
**NEW PRICE**  
2 BR, 1.5 BA, 898 SF. 464 SF basement. Recently remodeled. Nice size deck.  
MLS# 18-17565 \$79,900

**KENAI**  
.17 acre MLS# 16-366 \$5,000  
.17 acre MLS# 16-368 \$5,000  
**FUNNY RIVER**  
1.15 acres MLS# 14-5845 \$24,900  
.98 acre MLS# 14-5848 \$24,400  
.94 acre MLS# 14-5851 \$23,900  
18 lots from .94 to 1.9 ac. ea.  
Nice trees & level, dry ground.  
Nat gas and elect.  
MLS# 14-8922 \$199,900  
2.18 acres MLS# 18-11894  
**REDUCED** \$14,900

**CLAM GULCH**  
1.48 acres MLS 18-2007 \$12,900  
**SOLDOTNA**  
0.25 acres MLS# 18-2912 \$24,900  
City lot with all utilities  
**NINILCHIK**  
1 acre MLS# 18-5525 \$15,000  
0.92 acre. MLS# 18-7365 \$49,500

**NIKISKI**  
2.42 acres MLS# 18-14776 \$13,500  
1.23 acres Owner Finance available  
MLS# 17-13880 \$11,900  
1.45 acres Owner Finance available  
MLS# 17-13894 \$8,900

**View Lot**  
**NINILCHIK VIEW LOT**  
38 acres w/ views of Redoubt & Iliamna volcanoes. Owner finance available. MLS# 18-14040 \$119,000

**Waterfront Lot**  
**LONGMERE LAKEFRONT**  
4.67 acre Longmere lakefront lot w/view!!  
Very motivated seller!  
Owner financing available on approval.  
MLS# 17-1382 \$79,500



**Kevin Lauver**  
Assoc. Broker in Charge  
953-1601



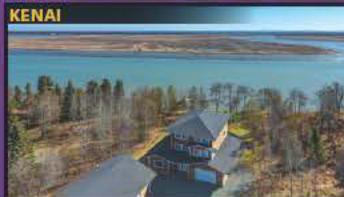
**Lani Lauver**  
Sales Associate  
227-3829  
**Shelby Lervig**  
Licensed Assistant  
394-1011



**CENTURY 21 Realty Solutions Freedom Branch**

**AWARD WINNING TEAM: QUALITY SERVICE, MASTERS & CENTURION TEAM AWARDS**

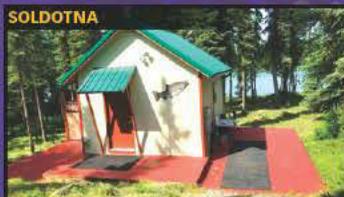
# KENAI RIVER HOME



## AMAZING VIEWS OF THE KENAI RIVER

The flats and the Kenai Mountains await you. Custom built 3724SF 4 bdrm 4 bath home, 2700SF of garage and shop space, plus a shed and plenty of room for parking. Huge windows, arches, vaulted ceilings, custom tile work, stainless appliances. Home warranty included. MLS 18-10867 \$674,900

# KENAI RIVER CABINS



## FISH CAMP ON THE KENAI RIVER

The cabin sleeps 4 and is just steps from the river. Plenty of spots for additional cabins, and fantastic views abound from this 1.14 acre Kenai riverfront property. MLS 18-12457 \$275,000



## PARK YOUR BOAT IN THE SLOUGH

Charming log cabin on a 1.25 acre(2 lots) near Dow Island has road access, electricity, phone and internet, with a fully equipped kitchen, bedroom upstairs and a hide-a-bed down, room for all. MLS 18-12175 \$229,900

# BUSINESS OPPORTUNITY



LODGE WITH EPIC VIEWS of Mt Redoubt, Inlet and Deep Creek.

7 BR, 2400 SF, 1.49 acres  
Could be family home too  
MLS# 17-7528 \$389,000



OWN A STRONG, WELL ESTABLISHED, 13 YEAR BUSINESS that has multiple revenue streams. Comfortable setting, great location and it is "turn key". Seller is wanting to retire. MLS# 18-19135 \$399,000  
**BUSINESS ONLY**  
MLS# 18-19136 \$199,000



**Kevin Lauver**  
Assoc. Broker in Charge  
953-1601  
Kevin@KevinLauver.com



**Lani Lauver**  
Sales Associate  
227-3829  
LLauver7@gmail.com



**Shelby Lervig**  
Licensed Assistant  
394-1011  
shelby.teamlauver@gmail.com

Happy  
New Year!

# THERE'S NO COMPETITION

- » Fewer fees
- » More options
- » Better service



**Rhonda Risley**  
NMLS #474523  
Mortgage Loan Originator  
907-714-4381 direct  
907-441-9067 mobile  
r.risley@alaskausamortgage.com  
www.rhondarisley.com

License #AK157293

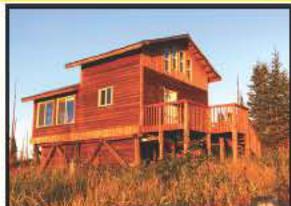
**AlaskaUSA**  
Mortgage Company

# 2019

## HAPPY NEW YEAR



**MLS 18-15308 \$265,000**  
**NIKIJKI LAKEFRONT**  
 5 BR, 2.5 BA, 2520 SF. New deck & windows. 1.54 acres with dock. Under assessed value



**MLS 18-15315 \$80,000**  
**CARIBOU HILLS CABIN**  
 Views of Cook Inlet & Mtns. Wood stove & propane heater. Turn key on 9 acres. 1.3 miles from parking

### LAND:

**RIVER VIEW LOTS**  
 17-5841 & 17-5842,  
 dedicated river access  
 5 lots available  
**BARANOFF TERRACE** 16-863,864,866,868 & 16-2939,  
 17-9279 all have dedicated lake access Electric & Gas nearby.  
**OWNER FINANCE AVAILABLE**

**EARNING YOUR CONFIDENCE THROUGH TRUST & PERFORMANCE**

*Melanie Leete*

REALTOR®



907-394-0675

eleeteerealestateak@gmail.com

mleete@jackwhite.com



34851 Kenai Spur Hwy, Suite 6, Soldotna



**\$18,000 PRICE REDUCTION!!**  
 Fantastic location between Soldotna and Kenai. Move in ready! 30X40 ft. shop recently completed, it has room for your motorhome and all your toys.  
 MLS 18-13065  
**REDUCED \$220,000**



**LIVE ALASKA LARGE W/GORGEOUS BLUFF VIEWS**  
 2 large solariums on 2.02 acres. 5 bed, 4 bath, 4122 sf. Option for B&B or Mother-in-Law.  
 MLS 18-8011  
**REDUCED \$474,900**



**TURN KEY RESTAURANT/BAR**  
 Business Only. Has operated successfully for over 30 years. Price equipment, fixtures AND BEVERAGE LIQUOR LICENSE. In the heart of Kenai.  
 MLS 17-16166  
**REDUCED \$275,000**



**OVER AN ACRE IN KENAI**  
 3 BR, 2 BA, 2651 SF  
 Fireplace, Spacious yard  
 MLS 18-12460  
**REDUCED \$249,000**

*Happy New Year*

**Trisha Gray**

907-398-1817

tkgray@live.com



10419 Kenai Spur Hwy #B, Next to McDonald's in Kenai



**MOSSY OAK PROPERTIES**

840 Kalifornski Beach Road, Soldotna  
 mossyoakproperties.com

**A. ED GAETHLE, Associate Broker**

(907) 394-5133 • Office (907) 262-7300

mossyoakproperties.com • buysellak@gmail.com



**LOOKING FOR A NEW CAREER OR A CHANGE? COME SEE ME!**



**SOLDOTNA \$139,000**

**CLOSE TO HOSPITAL**  
 2 BR, 1 BA, 912 SF. Wood stove. Yard partly fenced  
**MLS 18-19580**



**NIKISKI \$149,900**

**PLENTY OF ROOM**  
 3 BR, 1.75 BA, 2240 SF. Shop and carport. 4.77 acres in Nikiski. **MLS 18-14343**



**KENAI \$379,000**

**BUSINESS OPPORTUNITY**  
 Two buildings off Cannery Rd. One kitchen/dining/rec. One dorm/living area.  
**MLS 18-9025**



**KENAI \$186,000**

**NICE KENAI HOME**  
 3 BR, 2 BA, 1631 SF. Large garage. Paved driveway  
**MLS 18-15740**



**SOLDOTNA \$250,000**

**K-BEACH TRIPLEX**  
 Unit 1 - 2 BR, 1 BA, 1113 SF  
 Unit 2 - 1 BR, 1 BA, 480 SF  
 Unit 3 - 2 BR, 1 BA, 480 SF  
**MLS 18-12547**



**SOLDOTNA \$9,500**

**GOOD SIZED LOT**  
 1.07 acres outside Soldotna 4 lots away from maintained rd. Owner Finance w/ 25% down.  
**MLS 18-9343**



**STERLING \$259,900**

**OVER 4 ACRES**  
 3 BR, 2 BA, 1604 SF. Updated kitchen. Great deck w/ hot tub. **MLS 18-9297**



**NIKISKI \$14,900**

**BUILD YOUR DREAM HOME**  
 1.09 acres in Nikiski Close to private airstrip Near Salamatof Lake  
**MLS 18-12792**



**NIKISKI \$99,900**

**AWESOME VIEWS**  
 1.72 acres Inlet Frontage. View of platforms & volcanoes Room to park your RV  
**MLS 18-10235**



**ANCHORAGE \$1,900,000**

**INVESTMENT OPPORTUNITY**  
 3 parcels total 46,436 SF 2 buildings face Spenard 1 Building faces 32 Ave  
**MLS 18-12245**



**Ben Heaverley**  
REALTOR @, CRS  
907.394.4907



34851 Kenai Spur Hwy #6  
Soldotna, AK 99669

**3RD QUARTER TOP PRODUCER  
& CUSTOMER SERVICE  
AWARD WINNER**



**REDUCED**



**PRIVATE K-BEACH LOCATION!**

2 bed/2 bath home at the END of a private street! HUGE 564 square-foot wraparound deck, gravel circle drive, tile counter tops, stainless appliances, breakfast bar, custom log handrails, open living area with vaulted ceilings & bonus loft area (potential third bedroom). Walk-in closet upstairs + bedroom and bathroom on each level! ALL appliances will stay with the home!

**MLS 18-18137 \$184,900**

**NEW**



**CABIN LAKEFRONT 2018 REMODEL!**

222' of lake frontage with BREATHTAKING views from your sun room! Gradual lake access PERFECT for boating, fishing, & enjoying the great outdoors! 1,233 sf w/ brand NEW natural gas heating system, luxury plank flooring, water softener, fixtures, paint, stain, landscaping, circle driveway w/ gravel parking area, 13x10 storage shed + underground power ALL on 1.12 acres! **MLS 18-19226 \$204,000**

**REDUCED**



**CREEK FRONT AND SO CLOSE!**

Right between Kenai & Soldotna on a 1.4 acre, corner lot, this 4 bed, 2 bath has separate living rooms + bonus room/office area, newer kitchen cabinets, tile showers, laminate flooring, vinyl windows, open living area, back deck, storage shed & RV parking. HUGE, south-facing back yard is perfect for everyone to enjoy! ALL appliances will remain with the home! **MLS 18-17830 \$180,000**

**REDUCED**



**RUSTIC LOG HOME ON 1.14 ACRES!**

Private South Anchorage location w/ paved driveway, 660 sf. heated 2 car garage, paved parking, fenced garden + LARGE greenhouse, covered entryway, hardwood floors, vaulted T&G ceilings, wood burning fireplace, 2 bedrooms + bonus room! SPACIOUS front & back yard w/ storage shed and raised garden beds. One owner home of 50+ years on a spacious 1.14 acre lot!

**MLS 18-14979 \$325,000**



**CIRCLE DRIVEWAY**

3,000 sq ft poured concrete foundation and septic system are already in place. Slab was prepared with radiant in-floor heat pex lines installed for a 1,200 sq ft 2 bed/2 bath home + 1,800 sq. ft. shop (with floor drain). Quiet location in Sterling near the end of Adkins Road!

**MLS18-6451 \$55,000**



**MLS 18-12369 \$219,000**



**MLS 18-17613 \$155,000**

GORGEOUS VIEWS ON 5.33 ACRES!  
4 bed, 2.5 bath, 3200 square feet, on 5.33 acres! Custom AK Remote Builders home in private K-Beach location! Circle driveway, TONS of parking, HUGE yard + pond, 30x24 private master suite w/ walk-in closet + office. Enjoy the open floor plan & separate living rooms PERFECT for entertaining w/ vaulted ceilings, natural light, gas fireplace, kitchen w/ newer Slate appliances, poured concrete countertops & ROOM FOR ALL! **MLS 18-8786 \$442,500**



**GORGEOUS MOUNTAIN & INLET VIEWS ON 3.5 PEACEFUL ACRES OF PRIVACY!**

Driveway and TWO gravel pads are already installed for YOUR next view home & shop! Leach field & french drain installed on lower gravel pad for a future shop. Upper gravel pad designed for a future home. Borough maintained road access on Amchitka and gas & electric are adjacent.

**MLS 18-12841 \$68,000**



34851 Kenai Spur Hwy,  
Suite 6, Soldotna



Member of Hospice Board  
of Directors since 2015

With every closing  
I make a donation

907-953-3351

Traci  
Hansen



**KENAI CUSTOM HOME**

3 BR, 2 BA, 1529 SF  
Granite countertops  
Fabulous master suite  
MLS 18-18857 \$267,000



**WELCOME HOME**

2 BR + Bonus Room, 1.75  
BA, 1812 SF. 0.96 acres just  
outside Soldotna. Decks,  
Dog kennel, Beautiful lawn.  
MLS 18-14287 \$199,900



**KENAI RANCH STYLE HOME**

3 BR, 1 BA, 1066 SF  
Completely remodeled  
New kitchen & bath  
MLS 18-19880 \$179,000



**MONEY MAKER**

Two buildings with  
total of 7600 SF plus  
4000 SF storage  
0.86 acre lot in Kenai  
15-17707 \$766,200



**RECREATIONAL  
PROPERTY OF  
YOUR DREAMS!**

Up the hill from  
Ninilchik River. 12x18'  
log cabin w/ 8.5x15'  
addition. Commercial  
grade kitchen appliances  
MLS 18-15531 \$55,500



**THIS LOT HAS  
IT ALL!**

Views of Ocean  
& Mtns. Electric,  
Well & Driveway.  
6 acres in  
Anchor Point.  
MLS 18-8846  
\$110,000



**SOLDOTNA**

40 Acres. Amazing  
views of the  
mountains. partial  
pad started.  
Privacy! Privacy!  
Privacy!  
MLS 17-15128  
\$49,950

*When it comes to buying a home...Experience counts.*

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- Certified NADRA Deck Inspection
- Certified Infrared Thermography Technician
- Certified Mold Sampling Technician

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- 90-day Warranty, Recall check of all appliances
- 500-page Digital Home Maintenance Manual

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MAKE THE RIGHT DECISION BEFORE YOU BUY.**

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# Danielle Chihuly

Owner/Broker

**907-590-9043**

dchihuly@mossyoakproperties.com



**MOSSYOAK PROPERTIES**

840 K-Beach Rd., Soldotna  
www.alaskalandguide.com

# Deb Hunt

Sales/Property Manager

**907-252-4408**

dhunt@mossyoakproperties.com

## LEASED LAST 30 DAYS

33140 Gaswell Rd #1  
1 BR, 1 BA, Soldotna  
353 Katmai Ave  
3 BR, 2.5 BA, Soldotna  
48880 Debbie Ave,  
2BR, 2 BA, Soldotna

## AVAILABLE RENTALS- RESIDENTIAL

44925 Spruce Ave #2  
1 BR, 1 BA, Soldotna  
44925 Spruce Ave #3  
1 BR, 1 BA, Soldotna  
44911 Spruce Ave #4  
1 BR, 1 BA, Soldotna  
605 Cedar Drive  
4 BR, 2 BA, Kenai  
36306 Pelican Rd 3 BR,  
2 BA, Kenai

47150 Emery Street 4  
BR, 2 BA, Nikiski  
46435 Maudi Dr 1 Br, 1  
BA, Kenai

2418 California Ave,  
2BR, 1 BA, #3 & #4,  
Kenai

47933 Faith Ave,  
3 BR, 1.75 BA,  
Soldotna

33140 Gaswell Rd #2,  
2 BR, 1 BA, Soldotna  
33140 Gaswell Rd #3,  
1 BR, 1 BA, Soldotna

## RENTALS- COMMERCIAL

155 Smith Way,  
Suite 103  
Soldotna, \$1.25 sf

**NINILCHIK**



### GORGEOUS CUSTOM LOG

3 BR, 4 BA, 3893 SF  
12.8 acres Deep Creek Frontage  
Greenhouse, Garden, Dog pen  
**MLS 18-18682 \$500,000**

**NIKISKI**



### TRIPLEX

2 bldgs w/ three 2BR/ 1 BA units  
2nd bldg. has garage/shop  
1.02 acres just outside Kenai  
**MLS 18-19142 \$315,000**

**KENAI**



### ABUNDANT CURB APPEAL

2 BR, 2 BA, 2432 SF, 0.92 acres  
Elegant interior, Hardwood  
floors 1200 SF unfinished  
basement. **MLS 18-13959  
REDUCED \$339,500**

**NIKISKI**



### DOT LAKE CABIN

1 BR, 1 BA, 900 SF  
Granite, Burlwood,  
Woodstove. 50.62 acres.  
**MLS 17-17980 \$260,000**

**SOLDOTNA**



### KENAI RIVERFRONT

B&B, Lodge or Private estate  
Includes 4 river boats and  
2.4 acres in Soldotna  
**MLS 18-12256 \$1,289,000**

**HOMER**



### 168 SECLUDED ACRES

3 BR, 1 BA, 2177 SF  
Includes lake. Private  
airstrip. **MLS 18-13609  
\$1,000,000**

**CLAM GULCH**



### CABIN RENTAL BUSINESS

Main cabin - 3BR, 2 BA  
4 additional 1 BR, 1 BA  
cabins. Successful 8 years.  
**MLS 18-16273 \$1,100,000**

**KASILOF**



### KASILOF RIVERFRONT

1484 feet river frontage  
Beautifully constructed cabins  
8.84 acres. Perfect for guide.  
**MLS 18-14963 \$1,490,000**

## LAND

### GLENALLEN

4.92 Acres  
MLS 18-18046 \$21,500

### NIKISKI

2.82 Acres  
MLS 18-9154 \$24,000

1.66 Acres  
MLS 18-12418 \$30,000

### NINILCHIK

0.95 Acres  
MLS 18-15892 \$20,000

### 1.93 Acres

MLS 18-12188 \$43,500

1 Acre  
MLS 18-3477 \$18,500

1.41 Acres  
MLS 18-3478 \$23,800

1.48 Acres  
MLS 18-3479 \$24,500

1.29 Acres MLS 16-13559  
**REDUCED \$19,500**

1.35 Acres MLS 16-13560  
**REDUCED \$20,500**

### KENAI

9.56 Acres  
MLS 18-19260  
**REDUCED \$43,000**

### SOLDOTNA

5 lots  
1 acre - 1.56 acres each  
MLS 18-14867,69,70,71,72  
\$23,500-\$25,900 each

### COMMERCIAL LAND IN SOLDOTNA

2 Acres on Business Park  
Frontage Road. K-Beach  
MLS 18-9547 \$299,000

21 Acres in City of  
Soldotna. Kenai Spur Hwy  
& Sterling Hwy Frontage.  
Next to AlaskaUSA FCU  
MLS 18-14239 \$4,750,000

22.29 Acres in City of  
Soldotna. Fronts E. Redoubt  
& Sharkathmi. Next to St  
Elias & Fred Meyer.  
MLS 18-14258 \$1,500,000



**Call Rob Coreson  
@ 398-7845**

262-3723

103 N Birch, Soldotna



## ON THE KENAI PENINSULA

**Customize one of our floorplans or we can use yours. These are some of our plans available to be built on your property – prices include:**

Site work, Well, Septic, Foundation, Framing, Exterior Finished, Plumbing, Electrical, 5 Star Energy Rating, Radiant in floor heat, Completely finished interior with quality products (upgrades available)

### MASTER #1



3 Bedroom, 2 Bath  
1,410 sq ft total living  
Garage is 624 sq ft  
\$220,000

### MASTER #3



4 Bedroom, 3 Bath  
1,878 sq ft total living  
Garage is 576 sq ft  
\$295,000

### MASTER #6



3 Bedroom, 2.5 bath  
1,738 sq ft total living  
Garage is 621 sq ft  
426 sq ft bonus room  
\$280,000

### MASTER #7



3 Bedroom, 2 Bath  
1,615 sq ft total living  
Garage is 617 sq ft  
\$295,000

### MASTER #8



3 Bedroom, 2 Bath  
1,605 sq ft total living  
Garage is 612 sq ft  
\$255,000

### MASTER #10



3 Bedroom, 2 Bath  
1,560 sq ft total living  
Garage is 620 sq ft  
\$250,000

**GO TO BYLERBUILT.COM TO SEE MORE**



**Jennifer Howell**  
907-394-4659

**PROUD SUPPORTER  
OF THE ANNUAL  
WOW RIDE!**

*Selling results  
not promises.*

Jack White's Soldotna Office  
TOP PRODUCING AGENT



34851 Kenai Spur Hwy, Suite 6,  
Soldotna



**MODERN HOME**  
3 BR, 3.5 BA, 2286 SF  
Two master suites  
Electrolux appliances  
2.06 acres in Nikiski  
MLS 18-17255  
\$339,900



**THIS WILL  
IMPRESS YOU!**  
3 BR, 3 BA, 2198 SF  
T&G vaulted ceilings  
Updated kitchen  
Stone fireplace  
MLS 18-17152  
\$245,000

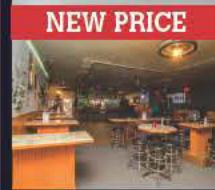


**FANTASTIC KBEACH**  
4 BEDROOM  
4 BR, 2 BA, 1592 SF  
New carpet & paint  
Large storage shed  
0.92 acres.  
MLS 18-16735  
\$214,500



**NEW PRICE**

**TURN KEY  
ESTABLISHED BUSINESS**  
3287 SF building,  
equipment, license,  
fixtures, inventory plus  
a mobile home.  
In the heart of Kenai.  
MLS 18-18012  
\$395,000

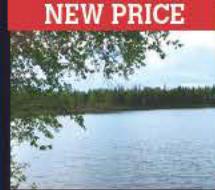


**AMAZING VIEW**  
3 BR, 3.5 BA,  
3017 SF  
60 ft deck. RV pad  
3.26 acres Ninilchik  
MLS 18-11999  
\$435,000



**NEW PRICE**

**UNBELIEVABLE  
LAKEFRONT**  
4 BR, 3.5 BA, 3614  
SF. 6.33 acres w/  
private lake. Quality  
craftsmanship!  
MLS 18-1984  
\$650,000



**HERES WHAT YOU GET WHEN YOU LIST WITH JEN..**

- Quality professional photographs, because the first impression matters.
- #1 top individual producer for Jack White Soldotna
- A Realtor you can reach anytime because she always answers her phone.
- Above all, a person you can trust with your home sale.



**TRIPLEX IN NIKISKI**

Positive cash flow with excellent rental history. The duplex has its own driveway as well as the small home. Live in one unit and let the others pay your mortgage. MLS 18-15064 \$210,000



**NEW PRICE**

**GREAT INVESTMENT**

Flip or finish for yourself! This 1779 SF home has so much potential. 1.58 acre lot near public access fishing and trails in Nikiski. MLS 18-14961 \$113,500



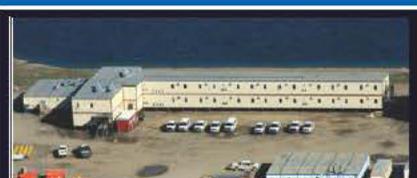
**GREAT PRIVATE PROPERTY**

2 BR + bonus, 2 BA, 1984 SF  
Natural gas stove. 1.02 acres. K-Beach.  
MLS 18-18891 \$189,000



**RESTAURANT IN AMAZING LOCATION**

At the "Y" in Soldotna/ HWY frontage. Turn Key Property includes all equipment, furnishings, dining bar, tables and chairs etc. MLS 17-3880 \$298,000



**NORTHERN LIGHTS LODGE**

Turn key, Professional Kitchen, 48 Jack and Jill rooms, 10 rooms with private baths, common areas, offices, cardio theatre plus more. MLS 18-15534 \$3,500,000



*Happy  
New Year!  
Looking forward to  
an amazing 2019!*



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katieuei@gmail.com

(907) 398-3864



FREE HOME SEARCH ON REALTOR KATIE UEI EXP REALTY LLC IN ALASKA FACEBOOK PAGE

## WATERFRONT & VIEW LISTINGS



**KASIOF** **PENDING**  
**RIVER & MOUNTAIN VIEWS**  
**MOTHER IN LAW APARTMENT**  
3 BR/ 3 BA/ 1977 SF  
6 car garage/shop  
**MLS 18-16700 \$299,710**



**STERLING**  
**KENAI MAGIC FISHING LODGE**  
**BUSINESS, CLIENTELE LIST, WEBSITE**  
1540 SF Main lodge  
6 luxury log homes  
**MLS 18-12346 \$998,000**



**STERLING**  
**PANORAMIC VIEWS**  
**QUALITY CRAFTSMANSHIP**  
9 BR/ 6 BA/ 5064 SF  
Under Construction  
**MLS 18-5791 \$549,700**



**STERLING**  
**YOUR OWN RESORT**  
**KENAI KEYS CANAL FRONTAGE**  
2 BR/1BA home  
2 BR/1BA bunk house  
**MLS 18-14042 \$599,770**



**SOLDOTNA** **NEW LISTING**  
**FULL RENOVATION**  
**CHARMING CREEKFRONT**  
2 BR/ 1 BA/ 1584 SF  
Plus cottage/rental  
**MLS 18-19627 \$244,770**



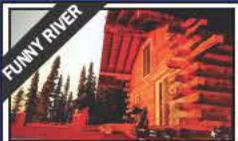
**KENAI**  
**GLORIOUS KENAI RIVERFRONT**  
**SUPER ENERGY EFFICIENT 5\*\***  
4 BR/ 2.5 BA/ 2691 SF  
Master Suite Wing  
**MLS 18-2694 \$549,000**



**SOLDOTNA**  
**KENAI RIVER HOME**  
**GORGEOUS & HIGH END**  
5 BR/ 4 BA/ 4868 SF  
Chefs dream kitchen  
**MLS 18-2696 \$1,195,000**



**KENAI** **NEW PRICE**  
**PANORAMIC VIEW**  
**OPEN CONCEPT W/ LARGE KITCHEN**  
5 BR/ 3.5 BA/ 2772 SF  
Huge master, 3 car garage  
**MLS 18-17473 \$235,700**



**FUNNY RIVER**  
**WELCOME TO ALASKA**  
**BREATHTAKING RIVER VIEWS**  
2336 SF Duplex  
Log beams w/ carvings  
**MLS 18-13062 \$154,000**



**KASIOF** **NEW PRICE**  
**AMAZING**  
**KASIOF RIVER FRONT LOT**  
2.52 Acres w/ driveway in  
Utilities adjacent  
**MLS 18-9210 \$132,770**



**KENAI RIVER**  
**2 HOMES ON 2 LOTS**  
**AMAZING PROPERTY**  
2 BR/ 2.5 BA Main home  
1 BR/ 1 BA Guest cabin  
**MLS 18-3568 \$549,000**



**KASIOF**  
**PANORAMIC VIEWS**  
**CUSTOM LOG HOME**  
4 BR/ 4 BA/ 2603 SF  
Two master bedrooms  
**MLS 18-18099 \$299,900**



**COOPER LANDING**  
**CARIBOU ISLAND**  
**5 LOTS AVAILABLE**  
.57 acres - .70 acres  
\$4,200 - \$25,000 each  
**MLS 16-5246, 48, 53 \$18-9555-56**



**SOLDOTNA**  
**LARGE PRIVATE LAKEFRONT**  
**SERENE SETTING ON 1.48 ACRES**  
3 BR, 2 BA, 2666 SF  
Granite countertops  
**MLS 17-17515 \$379,995**



**K-BEACH**  
**KENAI RIVERFRONT**  
**EXECUTIVE LUXURY HOME**  
5 BR/ 3.5 BA/ 3933 SF  
1.48 acres. Amazing views  
**MLS 16-15507 \$719,000**



**KENAI** **PENDING**  
**SERENE PRIVACY**  
**COMMERCIAL HWY FRONTAGE**  
3 BR/ 3 BA/ 4112 SF  
4.83 acres. 2812 SF shop  
**MLS 18-16308 \$295,000**



**KENAI**  
**LOCATION-LOCATION-LOCATION**  
**2 BUILDINGS-2 LOTS**  
3 BR, 2.5 BA, 1850 SF home  
1 BR, 1 BA, 804 SF home  
**MLS 16-17163 \$276,000**



**KENAI** **PENDING**  
**HUD HOME**  
**HEART OF KENAI**  
3 BR/ 2 BA/ 1054 SF  
Tons of upgrades, Granite  
**MLS 18-15124 \$140,800**



**KENAI**  
**CHARMING**  
**PRICED TO SELL**  
3 BR/1 BA/960 SF  
2 lots = .77 acres  
**MLS 18-9675 \$139,900**



**STERLING** **JUST SOLD**  
**\$8,800 BELOW BOROUGH ASSESSED**  
**3 LOTS - 2 HOUSES**  
2 BR/ 1.5 BA Home  
Guest cabin has 3/4 bath  
**MLS 17-7212 \$155,000**



**KENAI** **PENDING**  
**\$28,600 UNDER BOROUGH ASSESSED**  
**TONS OF UPGRADES**  
4 BR/ 2.5 BA/ 1532 SF  
Handicap accessible  
**MLS 18-18168 \$148,500**



**STERLING** **PENDING**  
**SPARKLING CLEAN**  
**PRIDE OF OWNERSHIP**  
3 BR/ 2 BA/ 1596 SF  
Solid surface countertops  
**MLS 18-18605 \$247,000**



**KENAI** **PENDING**  
**UPGRADED, OPEN CONCEPT**  
**NEW WINDOWS, PAINT, CARPET, TILE**  
3 BR/1.75 BA/1144 SF  
Cathedral ceilings, skylights  
**MLS 18-13590 \$211,000**



**SOLDOTNA** **NEW LISTING**  
**2018 RENOVATION**  
**\$4,800 UNDER BOROUGH ASSESSMENT**  
3 BR/ 2.5 BA/ 2100 SF  
Heart of Soldotna  
**MLS 18-19629 \$289,000**



**KASIOF** **NEW LISTING**  
**PRIVACY ON 6.02 ACRES**  
**MASSIVE CHEF'S KITCHEN**  
4 BR/ 2 BA/ 2000 SF  
Sauna, 2 Greenhouses, Shop  
**MLS 18-19629 \$289,000**



TOGETHER WE CAN MAKE  
IT HAPPEN FOR YOU!

Febra Hensley

907.398.7173

Happy  
New Year

Thanks for a Great 2018!

Looking forward to serving you in 2019!



36145 IRONS AVENUE - SOLDOTNA



**A LOT FOR A LITTLE**  
3 BR, 1 BA, 1148 SF. Corner fireplace,  
Huge Fenced back yard, covered patios  
MLS 18-17049 \$169,000



47465 AUGUSTA NATIONAL RD - KENAI



**NEW CONSTRUCTION - RIVER HILLS**  
3 BR, 2 BA, 1530 SF, 1.22 acres  
In-floor heat, ICOS & Energy rated  
MLS 18-16922 \$289,900



10145 SUNSET DRIVE - NINILCHIK



**BREATHTAKING VIEWS FOR MILES**  
4 BR, 3.5 BA, 3700 SF, 2.37 acres  
Cathedral ceilings, skylights  
MIL unit w/ private deck  
MLS 18-5258 \$249,000



38980 GRAND VIEW - STERLING



**EASY CARE LIVING**  
2 BR, 1 BA, Arctic entry  
Large detached garage. Deck  
MLS 18-17986 \$174,000



38995 LONGMERE WAY - SOLDOTNA



**LONGMERE LAKE ACCESS HOME**  
3 BR, 2 BA, 2720 SF, 0.64 acres  
Feet from public launch/ swimming  
SHOP. Corner lot w/ circular drive  
MLS 18-12101 \$339,000

**NIKISKI**  
1.2 acres \$35,000 MLS 18-16669

**ROBINSON LOOP AREA**  
0.96 acres. \$16,900 MLS 18-1043  
1.50 acres. \$29,500 MLS 18-1044  
1.05 acres. \$34,900 MLS 18-1045

**TULCHINA POINTE ESTATES**  
1 acre MLS 18-14541 \$37,000

**NORTH KENAI LAKEFRONT**  
1.19 acre. **NEW PRICE** \$42,000  
MLS 17-13274

**MACKAY LAKE AREA**  
4.83 acres. \$54,000  
MLS 18-559  
1.19 acres. **NEW PRICE** \$10,000  
MLS 18-558  
1.61 acres. \$19,000  
MLS 18-560

**FUNNY RIVER/RABBIT RUN**  
2.33 acres. **NEW PRICE** \$22,000  
MLS 17-10782



309 W ROCKWELL AVE - SOLDOTNA

**ENERGY EFFICIENT  
W/ NEW HEATING SYSTEM**  
3 BR, 2 BA, 1920 SF, Fenced back yard.  
Large paved driveway.  
MLS 18-18303 \$239,000



36475 KENAI SPUR HWY - SOLDOTNA



48160 RUSTIC AVE - SOLDOTNA

**AMAZINGLY REMODELED**  
3 BR, 1 BA, 1056 SF, 0.91 acres  
Fenced back yard. Shed.  
MLS 18-1345 \$165,000



**HISTORICAL HOME**  
3 BR, 2 BA, 2563 SF, 0.63 acres  
Solid wood floors. 2 large SHOPS  
MLS 18-13154 \$339,000



34851 KENAI SPUR HWY. #6, SOLDOTNA

KENAI BUSINESS CONNECTION

wwwFebraHensley.com Febra@FebraHensley.com

REAL ESTATE CONNECTION JANUARY 2019, PAGE 17

**Jeff Trujillo**  
907-741-2239

TOP PRODUCER-MOSSY OAK  
SOLDOTNA OFFICE

jefewan@gmail.com

www.AlaskaRealEstateGuy.com



**MOSSY OAK**  
840 K-Beach Rd., Soldotna

**Geoff Knuth**  
(907) 690-4363

TOP PRODUCER-MOSSY OAK  
KENAI OFFICE

geoffknuth@yahoo.com

www.getmoving2alaska.com



NORTH KENAI



\$199,000

**COUNTRY PRIVACY**

4.59 private ac. 3 Bdrm, log-sided home w/wood accents; formal D/R; high ceilings, S/S appliances, and huge yard. **MLS 18-10046**



\$169,900

**PICTURESQUE PROPERTY**

1140sqft. 1.5 acres off Ciechanski Rd. **MLS 18-6881 \$169,900**



\$59,999

**NICE PROJECT PROPERTY**

Cabin w/ well and driveway Wired and plumbed **MLS 18-18859**



\$18,999

**BUY BEFORE IT DISAPPEARS**

5.33 Acres near ocean, creeks and lakes. **MLS 18-17743**



\$374,950

**MODERN DETACHED TRIPLEX**

Private, quality constructed Triplex. Vaulted ceilings, custom decks & handrails. Firepit, hickory cabinets, in-floor heat! **MLS 18-11284**



\$197,900

ILLIAMNA

**159.8 ACRES LAKE FRONT**

Over a mile of lake frontage on beautiful Lake Iliamna! OWNER FINANCING AVAILABLE! Lake and Peninsula Borough = No Property Taxes! Eastern end of Sid Larson Bay-North shore; Approx 9 miles East of Kakhonok. Perfect to build a lodge or homestead, huge rainbow trout and salmon. **MLS 15-17909**



\$61,500

KENAI

**GREAT LAKE LOT**

1.42 acres K-Beach Rd Near Kasilof River **MLS 18-12163**



\$125,000

**AFFORDABLE WITH PRIVACY**

1 BR, 1 BA, 912 SF Partial Mountain View 4.34 acres. **MLS 18-15589**



\$68,000

K-BEACH

**13.02 ACRES NEAR TOWN**

Between Soldotna & Kenai Utilities adjacent **MLS 18-12507**



\$1,299,900

**ALASKAN PARADISE FOUND**

Panoramic views, 2.81 acres on the bay, 5 master suites, 6475 SF **MLS 18-14443**



\$180,000

ILLIAMNA

**NEW! LEN RIVER FRONT**

Ranch home w/gravel road access minutes from town of Iliamna. Private well, septic & city power! Appliances, smokehouse, & greenhouse. **MLS 17-16184**



\$319,000

SOLDOTNA

**HOME W/ HUGE SHOP**

3 BR, 3 BA, 2800 SF. 28 Foot Tall Shop. Large deck. 2 Acres. **MLS 18-5605**



\$313,999

SOLDOTNA

**LAKE FRONT PRIVACY**

1.5 acres, 5 bedrooms new floors, paint, roofing the list goes on. Just South of town. **MLS 18-13749**

**LOW ON FEES. BIG ON OPTIONS.**

**Boost your home buying power!**

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NMLS #203469

Assistant Vice President  
Sr. Mortgage Loan Originator





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**COLLEEN O'CONNELL**

**953-SOLD (7653)**

colleen@akrealestategirl.com

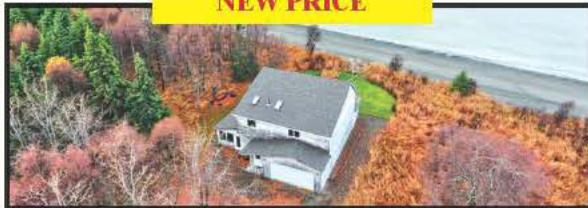


**MICHELLE GLAVES**

**398-9814**

michelle@akhousehunters.com

**NEW PRICE**



**WATERFRONT HOME  
W/AMAZING VIEWS!**

- 4 Bedroom, 3 Bath, 2901 sq ft, K-Beach Rd
  - Custom built throughout, 5\*+ energy
  - Sunroom w/ hot tub, office/library
- MLS 18-17428 \$479,000**



**NEWLY FINISHED & BEAUTIFUL!**

- 4 Bedroom plus loft, 3 Bath, 4352 sq ft
  - Quartz countertops, black stainless appliances
  - 5\* energy rating, radiant floor heat
  - 4 decks, 4 car garage, nearby Cabin Lake
- MLS 18-12145 \$583,500**



**POACHER'S COVE  
FISHING HEAVEN**

- 2 Bedroom, 1.5 Bath, 794 sq ft cabin
  - 2 lots, 2 boats w/ slips, car
  - 35' trailer for extra guests
- MLS 16-11548 \$255,000**



**HALIBUT COVE**

- Private 2.48 acres off public boat ramp
  - Off AK public boat site
  - 2 Bedroom home, shop, bunkhouse
  - Incredible Deck, Year round living
- MLS 17-10387 \$475,000**



**PROFITABLE & TURNKEY!**

- Dinners Ready is a profitable business
  - Equipment, recipes & clientele
  - Lease space can be transferred
- MLS 18-14053 \$189,000**



*Join us for  
a cup of  
coffee and  
interview us  
to see how  
we can meet  
your real  
estate needs!*

*A fresh look and New Name.*

**Team Natalia  
is now**



*River City Partners would like to acknowledge all our 2018 clients. Thank you for making us your REALTORS® of choice!*

Dave & Patti Jo  
Peggy  
Lovell & Carolyn  
Jeff & Melissa  
Brent  
Iain & Victoria  
Mike & Linda  
Gretchen  
Aaron  
Dan  
Randy & Stacy

Ron  
Sam  
Wendi & Rene  
Dave & Patti Jo  
(Again!)  
VIP Alaska  
Kachemak Land Trust  
Nick  
Joe  
Cody  
Ann

Don  
Jeanna & Brad  
Cory  
John  
Brent  
Susan  
Lucy  
Tom  
David & Laurie  
Garrett & Maureen  
Linda & Daryl

Michael & Caty  
Jacob  
James & April  
Robert & Gail  
Meredith  
Khai & Danine  
Becca & Rustin  
Pamela & Matt  
Glen & Renee  
Dave & Patti Jo  
(Again!)



**CHEERS TO THE**  
*New Year*

### *The Sign of Experience*

*"The first time I sat down with Chris Van Slyke, I made it very clear that I didn't want perhaps the kindest, most patient advocate I could have asked for as a first time home buyer. He supported, understood, empowered and heard, all in the process of one of the biggest decisions of my life. He spent more time checking the details of the paperwork and the actual house. He supported, understood, empowered and heard, all in the process of one of the biggest decisions of my life."*  
**-Meredith Harber, Soldotna**



**Natalia**  
Associate Broker  
907-830-1069  
Natalia@  
Century21.com

**Chris Van Slyke**  
Buyer's Agent  
907-252-1011  
ChrisV@  
Century21.com

Freedom Branch

170 N. Birch, Ste 102, Soldotna  
Each office is independently owned and operated



## PROPERTY SPOTLIGHT



### BUSINESS OPPORTUNITY

Own a strong, well established, 13 year business that has multiple revenue streams. Plenty of room for growth. comfortable setting, great location and it is "turn key". Seller is wanting to retire and allow someone to continue running a great money making business. House is over 1700 SF and has a brand new septic installed. Financials available. Call for details. **MLS 18-19135 \$399,000 Business only MLS 18-19136 \$199,000**



Over 3 acres of **Highway Frontage** with an existing septic and private well hooked up to 3 cabins. Being sold as-is -CASH ONLY.  
**MLS 18-15655 \$84,900**



Wonderful K-Beach 4 bed, 2.75 bath, 2300 SF family home. Covered deck on 0.92 acres on paved side of Poppy Wood St.  
**MLS 18-18403 \$259,000**



Kenai townhouse w/1,000 S.F. 2 bedrooms 1.5 baths and an attached 1 car garage. Includes washer/dryer. Back & side yard is fenced in. 2nd city lot included!  
**MLS 18-12935 \$142,500**



**MLS 18-9996 \$339,900**



**STERLING LAND W/2.56 ACRES.** Has a 30ft X 32ft foundation platform with HEA meter on-site. A well is dug - just needs a pump. Close to Kenai River Bings Landing Priced to sell!  
**MLS 18-12024 \$57,000**



Sterling **KENAI FRONT** property has 130 ft. of LEVEL frontage. CUSTOM home w/over 3400 SF. 3 bed, 2.5 bath, & a HUGE 1,000 SF Garage!  
**MLS 18-13480 \$595,000**

### LAND

**Soldotna:**  
1.53 acres - \$14,900 - MLS 15-15778  
**Soldotna:**  
2.03 acres - \$20,500 - MLS 16-2489  
**Kasilof:**  
1 acre - \$28,500 - MLS 18-3640  
**Sterling:**  
1.28 acres - \$30,000 - MLS 18-7526  
**Kasilof:**  
1.58 acres - \$37,500 - MLS 18-3639



Kenai townhouse w/1,000 S.F. with 2 bedrooms 1.5 baths and an attached 1 car garage. Includes washer/dryer. Back & side yard is fenced in. New Roof in 2015.  
**MLS 18-12931 \$129,500**



**AMAZING KENAI RIVERFRONT PROPERTY** Just under 7 acres which includes an Island right across the river from Bing's Landing! Conservation easement that runs with the land. Existing 1840 SF SHOP ready to store your toys!  
**MLS 18-2331 \$375,000**



**LONGMERE LAKE VIEW & ACCESS**  
**MLS 18-13328 \$319,000**

to deal with a pushy salesperson and that if he didn't listen to me, I would walk out. Little did I know, that I was sitting at the desk of me buyer. Natalia kindly introduced herself at the end of our first meeting to help me understand her role in the process. Chris gave offered his direct opinion if I asked, which really gave me the space to make the right decision for me. He was concerned with every ng out the crawlspace for issues than I did! I can't say enough about how much I appreciated working with Chris and Natalia. I felt est life transitions. I will personally recommend this team to anyone I know looking to buy a new house!!"



**Matt Davis**

907-394-2341



**Dorothy Cunningham**

907-398-0471



**Elaine Rainey**

907-252-1355



**Sharilyn Erickson**

907- 252-3163



**HUGE HOME WITH MOTHER IN LAW UNIT**

6 BR, 3 BA, 7020 SF  
4.5 acres w/ pond  
Close to Soldotna.  
MLS 18-16210 \$295,000



**DARLING LOG HOME**

3 BR, 1 BA, 1008 SF  
1.53 acres, Southern exposure  
Landscaped, fenced garden  
Detached oversized shop/garage  
MLS 18-14004 \$195,000



**KENAI RIVER ACCESS**

3 BR, 2 BA, 1664 SF  
1.18 acres, landscaped  
Great deck, southern exposure  
In floor radiant heat.  
MLS 18-12323 \$272,500



**COZY TWO STORY**

1 BR, 1 BA, 807 SF  
2.5 private acres  
Woodstove, covered deck  
20x40 stubbed foundation  
MLS 18-1491 \$175,000



**WARM & COZY**

2 BR, 1 BA cabin  
View of Inlet & volcanoes  
875 SF shop, 5.13 acres  
Great deck w/ hot tub  
MLS 15-6754 \$249,500



**REMODELED TRIPLEX**

Two 1 BR units  
One 2 BR unit  
New flooring, paint,  
doors and windows.  
MLS 18-6754 \$178,000



**SPACIOUS HOME IN SOLDOTNA**

3 BR (possible 4th), 3 BA,  
2268 SF. Family room w/  
fireplace. Large private master  
suite. Fenced back yard  
MLS 18-16311 \$269,500



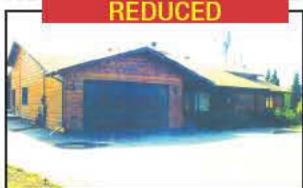
**LARGE FAMILY HOME**

5 BR, 2.5 BA, 2508 SF  
1 acre w/ fenced yard  
K-Beach/Soldotna  
MLS 18-15227 \$344,000



**CUTE LITTLE HOME**

1 BR, 1 BA, 524 SF  
Walking distance to river  
Landscaped yard. Sterling  
MLS 18-4796 \$79,500



**REDUCED**

**LARGE HOME IN PRIVATE SETTING**

8 BR, 3733 SF main home  
2 BR, 840 SF rental home  
.95 acres off Mackey Lake Rd.  
MLS 18-85 \$290,000



**NEW LISTING**

**HEART OF SOLDOTNA**

3 bdrms, 3.5 bthrms,  
w/ unfinished basemt.  
Charming kitchen, livingrm,  
dining rm & open staircase.  
MLS 18-19162 \$339,000



**MOOSE RIVER FRONTAGE**

2 BR + Office, 2 BA, 2016 SF  
6.1 acres w/ mountain view  
Large detached shop  
Decks on both levels  
MLS 18-16436 \$599,000



**FREE CLASS**  
 First time & low income home buyer!  
**JANUARY 17TH AT 6:00PM**  
 Call 907-252-5909 to register.

**HAPPY  
 2019!**



**Sales & Property Management**  
 35401 Kenai Spur Hwy  
 Soldotna 907-262-2445

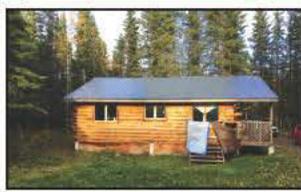
**Melissa Daugherty  
 Grace Merkes  
 907-252-5909**



**NEW LISTING**

**PEACEFUL SETTING**

2 BR, 2 BA, 1440 SF  
 Panoramic mountain views.  
 4.7 acres in Kasilof.  
**MLS 18-19060  
 \$255,000**



**COZY LOG HOME**

2 BR, 1 BA, 725 SF  
 Natural gas monitor heat  
 0.92 acres off  
 Robinson Loop Rd  
**MLS 18-16417 \$128,000**



**CUSTOM BUILT HOME**

4 BR, 3.5 BA, 5157 SF, 1024 SF  
 heated garage, 1700 SF Shop  
 w/ 2 doors. Master w/ jetted  
 tub Massive fireplace  
 20 acres btwn Kenai & Sold.  
**MLS 18-8300 \$930,000**



**KENAI RIVER ACCESS**

4 BR, 2.5 BA, 1880 SF  
 River Quest subdivision  
 Boat launch/ private mooring  
 Remote gas fireplace  
 Granite countertops/sills  
**MLS 18-8541 \$493,000**



**STERLING DUPLEX**

2324 SF on  
 0.92 acres  
 3 BR unit +  
 2 BR unit  
**MLS 17-11954 \$267,000**



**TWO HOMES ON ONE LOT**

#1 = 2 BR,  
 Office, 1.5 BA  
 #2 = 1 BR,  
 Office, 3/4 BA  
**MLS 17-13219 \$259,900**



**HOME + 2 CABINS**

#1=736 SF,  
 #2=448 SF,  
 #3=398 SF  
 4 lots total, Sterling  
**MLS 17-14583 \$149,900**



**STERLING HWY FRONTAGE**

Previously Auto & Hardware  
 Retail store building  
 Service garage, Apartment  
 1.22 acres in Sterling  
**MLS 18-14877 \$350,000**



**LOCATION-LOCATION-  
 LOCATION**

2 BR, 1 BA, 990 SF, 1 Acre.  
 Mile 3 Funny River Rd  
**MLS 17-15409 \$99,500**



**CONVENIENT LOCATION**

Vaulted redwood ceilings  
 0.93 acres. Kenai.  
**MLS 18-14610  
 \$179,000**



**UNOBSTRUCTED VIEWS**

2 BR, 2 BA, 1922 SF  
 1.23 acres on a Pond.  
 Paved road between  
 Soldotna & Sterling  
**MLS 18-6086 \$259,900**



**KENAI RIVER ACCESS**

3 BR, 2.5 BA, 1804 SF  
 Boat launch, private mooring  
 River Quest subdivision,  
 Phase II. Deck in front & back  
**MLS 18-8498 \$485,000**



**FRED BRAUN**  
(CELL) 252-8375



**Jack White**  
Real Estate



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

10419 Kenai Spur Hwy, Suite B  
Next to McDonald's in Kenai  
907-395-0655



**LIKE LOG?**

Beautiful custom crafted hand hewn & scribed log home on almost 5 1/2 acres. Beautiful view even for the Mother-In-Law. Newly installed natural gas boiler, 25 x 50 wrap around deck, 6 panel solid wood doors, large pantry, gourmet kitchen with custom hickory cabinets, granite counter-tops, commercial range, woodstove, fireplace, walk-in heated 20 x 50 storage area.

**MLS# 18-16396 \$595,000**



**LOWER KENAI RIVER!**

Kenai Riverfront home but without the strong current. Just a few feet from the bend in the river. Only 5 minutes from the Kenai Airport & downtown Kenai. Location is one of the absolute best on the entire river for fishing all 5 ALASKAN SALMON SPECIES.

**MLS# 17-8556 \$695,000**



**100% CUSTOM HOME W/UNOBSTRUCTED BREATHTAKING VIEW!**

Hot Tub on deck, fenced back yard, Built-in wine cooler, distressed oak floor, Sauna, Barker custom cabinets, Breakfast nook, Organic wool carpet, Kinetico reverse osmosis water system, Triple pane windows, Wisdom ICBO's, Granite countertops w/bullnose corners, Wired surround, 6x8 pantry, Instant hot water dispenser. **MLS# 18-8675 \$585,000**



**CLOSE TO KENAI RIVER & SCOUT LAKE!**

Well cared for, cozy home on 1.61 acre corner lot surrounded by healthy birch trees, close to the Kenai River & Scout Lake! Circle driveway, fenced garden area and lots of parking, even a gravel pad for future shop, 2 sheds and huge deck area. Home features large master suite. Great area, great property and great price.

**MLS# 18-10256 \$274,900**



**UNIQUE! NOTHING ELSE IN THE ENTIRE KODIAK AREA**

Completely outfitted cabin on Spiridon Bay, 12 miles by water from Larson Bay, includes 2 aluminum boats, motors, generator, sauna, chainsaws, EVERYTHING. See 5 species of whales, fish halibut, rockfish, trout, dollys, salmon, sharks and even deer hunt from the large deck. Or hunt brown bear everywhere around the cabin.

**MLS# 16-13612 \$425,000**



**UNZONED (2) ADJOINING LOTS**

on the City of Soldotna and Ridgeway Knight Drive line. Both lots have power, gas and well, lot 16A has a crib and lot 14A has a septic system. Owner will consider finance. **MLS# 18-18757 \$64,200**



**KENAI RIVER RETREAT!**

YOUR CHOICE, \$15,000 ALLOWANCE, CLOSING COSTS, PRICE REDUCTION OR BONUS TO SELLING OFFICE PAID BY SELLER. BELOW KPBS ASSESSED VALUE OF \$671K. 2007 custom built Kenai Riverfront home features 3/4" hickory & tile flooring, knotty alder solid panel doors, custom cabinetry throughout, lg laundry room, & elaborate 126' fish cleaning area, 600' family room that could easily be another 3 to 4 BR. **MLS# 17-13170 \$495,000**



**\$10,000 BUYER ALLOWANCE, USE FOR NEW FLOORING OR CLOSING COSTS**  
Almost 2.5 acres of PRIVATE LAKEFRONT! Viewing abundant with wildlife & waterfowl. Borough maintained road and close to Elem., Middle & High schools. Large 1,020 Sq. Ft garage, large deck overlooking the lake, quiet sparsely inhabited neighborhood. Open floor plan with radiant in-floor heat throughout. 360 Sq. Ft solarium. **MLS# 18-9017 \$274,900**

**NEW PRICE**



**VIEWS FOR DAYS!**

Sunsets to die for!! Spectacular views of wildlife on the pond, the Kenai River, and Cook Inlet with Mt. Redoubt steaming in the background. Custom home built in 1999, with 4,016 Sq. Ft of living space & 664 Sq. Ft. attached garage. This one owner home comes with Granite counter-tops in a large kitchen that begs for entertaining. The open spaces on the main level make hosting a party a breeze.

**MLS# 18-4306 \$574,999**



**YOU'VE SEEN THE REST, NOW SEE THE BEST HANGAR EVER!**

The 2 level (1,440 Sq Ft) living space is custom and ADA compliant. Counter tops and window sills are Corian. Exterior is beautifully finished in rock and cement board. View the pictures & schedule to see the newest hangar in Scooter's Air Park. **MLS# 18-5631 \$445,000**



**3 DWELLINGS ON 20 ACRES W/COOK INLET FRONTAGE**

Buildings total square footage is 3,016. **CURRENTLY PRODUCING \$1,415 A MONTH INCOME.** Need 24 hour notice for showings. 20 acres. **MLS 15-3160 \$399,000**



**DUPLEX IN KENAI!**

Duplex in the middle of downtown Kenai. One side is a 2 bedroom, other is a 3 bedroom. Great location for investor or live in one unit and rent the other. **MLS# 17-4901 \$178,000**



**CUSTOM LOG HOME**

situated on 5 acres with COAL CREEK running entire length of property. Exceptionally well built hand hewn large diameter logs that are rarely found. Pictures say it all, not another log home in the entire area can compare to this. Large gated private drive, 1,200' detached shop with MIL, heated sidewalks & patio, **PRIVACY & WILDLIFE GALORE!** **MLS 18-7400 \$525,000**



**MAKE IT YOURS!**

Affordable and ready to move into with short notice. Mobile home on public water. Newer furnace. Bathroom has high rise toilet and grab bars. **MLS# 18-11702 \$35,000**



**OWNER FINANCE!**

2010 built fully handicap accessible ranch home. Features; hickory cabinets, Corian counter-tops, custom windows, walk-in jetted tub, new Stainless Steel boiler mate, large open kitchen, dining and living room. 12 X 28 carport, over 4,700 Sq. Ft. asphalt driveway & parking area, & storage shed. **MLS# 17-9519 \$219,500**



**DANIELS LAKE ACCESS!**

This Daniels Lake area home has had entire interior painted, including both attached garage & 1,200' shop. Also new flooring, remodeled bathrooms including new flooring, fixtures & vanity. Kitchen has new whirlpool fridge, range & dishwasher, new Corian counter-tops, sink & fixtures. Beautifully landscaped yard, a view of the largest lake in the area with private, gated access. **MLS# 18-3224 \$325,000**



**CARIBOU HILLS CABIN!**

900 Sq Ft recently built Caribou Hills cabin on 4.5 acres with a totally unobstructed view of inlet & mountains. Perfect for that year round get-away. Snowmachining in winter or fall moose hunting this is on e of the newest and nicest cabins in the hills. Much more private and secluded compared to most Caribou Hills property. **MLS# 18-9837 \$102,500**



**NIKISKI CABIN!**

You will never find a small home or cabin any better built or more appealing than this. Built for year round living. Has a 200' sun porch, lake view, southern exposure, borough maintained road. DEC approved septic installed in June 2017, well drilled in 2013. 1 lot away from lake. **MLS# 18-9939 \$84,900**



**Jack White**  
Real Estate

**Fred Braun**  
(907) 252-8375

[www.kenaipeninsularealestate.com](http://www.kenaipeninsularealestate.com)  
10419 Kenai Spur Hwy, Suite B  
Next to McDonald's in Kenai



**Heather Daniels**  
(907) 283-7864  
[www.salamatof.com](http://www.salamatof.com)  
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**TEAMING UP TO SERVE YOU BETTER!**



Salamatof Residential Inc. is your local Linwood Homes dealership on the Kenai Peninsula. We provide quality home building options where you can be the builder or allow us to build it for you. Choose from 400+ breathtaking designs at [www.linwoodhomes.com](http://www.linwoodhomes.com). Designs range from modern to craftsman or traditional to prow and cedar. Customize any floor plan of your choice.



Package pricing starts at \$95,400

The **Clarendon**



3 bedrooms, 2 bath  
1,649 sq ft living area  
Optional Garage

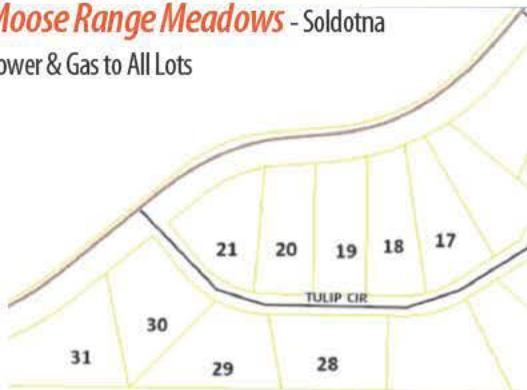
The **Majestic**



4 bedrooms, 3 bath  
2,185 sq ft living area  
Optional Garage

**Moose Range Meadows** - Soldotna

Power & Gas to All Lots



17 1.41ac \$39,500	20 1.41ac \$39,500	29 1.67ac \$40,500
18 1.41ac \$39,500	21 1.41ac \$39,500	30 1.67ac \$40,500
19 1.41ac \$39,500	28 1.67ac \$40,500	31 2.27ac \$40,500

**Grande View Heights** - Sterling

Power & Gas to All Lots



1-3 1.79ac	\$50,000
2-3 2.00ac	\$50,000
3-3 2.00ac	\$50,000
5-3 2.00ac	\$50,000
6-3 2.00ac	\$50,000
7-3 1.78ac	\$50,000
8-2 1.62ac	\$60,000
8-3 1.78ac	\$50,000
9-2 2.02ac	\$60,000

# Linwood Custom Quality Home Packages Starting at \$95,400

(Excludes shipping, management fees, builder fees, discounts)

The **Carson** (1-3-5558)



3 bedrooms, 2 bath  
1,278 sq ft living area  
420 sq ft Garage

The **Thornhill**



3 bedrooms, 2 bath  
1,340 sq ft living area  
440 sq ft Garage



**400+ Homes to choose from!**  
**See more at**  
**linwoodhomes.com**

The **Portman**



3 bedrooms, 2 bath  
1,380 sq ft living area  
473 sq ft Garage

The **Gilroy**



2 bedrooms, 2 bath  
1,388 sq ft living area  
430 sq ft Garage

The **Daniel**



3 bedrooms, 2 bath  
1,485 sq ft living area  
434 sq ft Garage

- HOMES
- CABINS
- GARAGES
- OUTBUILDINGS

## Cook Inlet Shores - Kenai

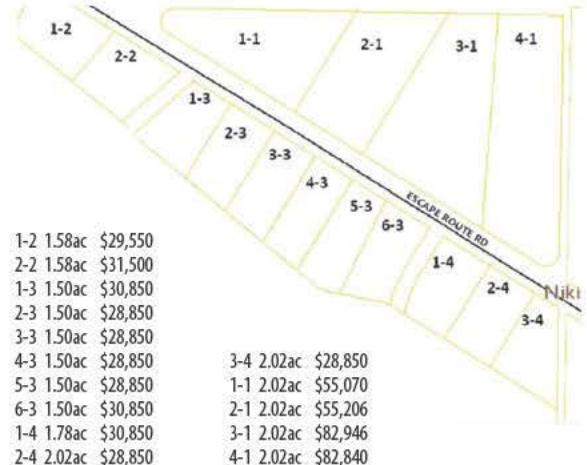
Power & Gas to All Lots



1	.92ac	\$65,000
2	.92ac	\$69,000
3	.92ac	\$69,000
4	.92ac	\$69,000
5	.92ac	\$69,000
7	.92ac	SOLD
8	1.22ac	SOLD
9	1.13ac	SOLD
10	1.35ac	SOLD
14	.92ac	SOLD
15	.92ac	\$60,000
16	1.13ac	\$67,080
17	1.13ac	\$67,080
18	1.13ac	SOLD

## Renaissance - Nikiski

Power & Gas to All Lots



1-2	1.58ac	\$29,550
2-2	1.58ac	\$31,500
1-3	1.50ac	\$30,850
2-3	1.50ac	\$28,850
3-3	1.50ac	\$28,850
4-3	1.50ac	\$28,850
5-3	1.50ac	\$28,850
6-3	1.50ac	\$30,850
1-4	1.78ac	\$30,850
2-4	2.02ac	\$28,850
3-4	2.02ac	\$28,850
3-1	2.02ac	\$28,850
1-1	2.02ac	\$55,070
2-1	2.02ac	\$55,206
3-1	2.02ac	\$82,946
4-1	2.02ac	\$82,840

SNAI offers owner financing on lots: Cook Inlet Shores, Renaissance, Grande View Heights, and Moose Range Meadows. Only 10% Down, 7% Interest, call for details

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**COLLEEN O'CONNELL**

**953-SOLD (7653)**

colleen@akrealestategirl.com



**MICHELLE GLAVES**

**398-9814**

michelle@akhousehunters.com

# DO I REALLY NEED A REALTOR®?

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### YOU NEED COLLEEN & MICHELLE!

Get executed contract & escrow money to title company

Send lender repairs list

Market knowledge of available homes & homes sold

Schedule appointments to show homes

Negotiate contract

Schedule walk thru

Make appointment for inspection

Ensure title is clear

Coordinate closing with title co. & customer

Get keys to customer



## LAND



### 2 LOTS IN KENAI CITY LIMITS

- Adjoining lots – 0.28 acres ea.
- Great location on paved road
- Zoned Multi-Family

MLS 17-2597 \$15,500

MLS 17-2591 \$15,500

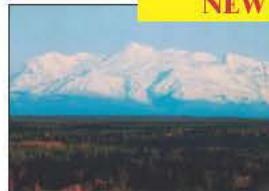


### FLY IN OR DRIVE IN

- Mile 3 Oilwell Road
- Private airstrip access
- 1.09 acres, electric, outhouse

MLS 17-9657 \$24,500

### NEW PRICE



### BUILD YOUR DREAM HOME!

Two magnificent view lots! Newly subdivided property with views of Mt. Redoubt and Mt. Spur. Gas & electric running adjacent to property.

2.5 Acre lot MLS 17-4474 \$75,000

1.95 Acre lot MLS 17-4473 \$65,000

# Alaska 1<sup>st</sup> Realty

907-260-7653



**GET OUT THE WATER TOYS!**  
Lakeside fun awaits you in this 5 bdrm, 3 bath home on Kidney Lake! Room for everybody & then some! Boasting upgraded flooring, remodeled bathroom, ss appliances, TWO bonus rooms, family room & a newer lakeside deck. Home inspection, well & septic tests, & appraisal already done so you can close quickly! There's so much to see & love, schedule your showing today! MLS 18-8725 \$315,000



**DON'T MISS THIS!**  
4 bedroom 1.75 bath ranch style house! This house boasts an open concept living room and kitchen, arctic entry, pantry, master bath, and in floor heat. Vacant and easy to show. MLS 18-13221 \$185,000



**STUNNING CUSTOM HOME**  
5 bd 2.75 bath log home. Spacious kitchen, master suite w/Jacuzzi tub & tile shower & cathedral ceilings. Full basement w/family room, 3 tier THEATER room, cold storage. MLS 18-10896 \$420,000



**BEAUTIFUL LOG SIDED HOME**  
1.2 acres. Detached two car heated garage, carport, small shed, circular driveway, front porch with a fenced in area, arctic entryway, on-demand hot water heater, Kinetic water treatment system, vaulted ceilings, and a wood stove! 5 star energy rating! MLS 18-7559 \$219,900



**PRICED \$43,000 BELOW BOROUGH ASSESSMENT!**  
Main house is a Lindal Cedar Home with 4 bedrooms, 3 bathrooms on just over 2 acres. TWO adorable cabins, each w/ 1 bdrm & 3/4 bath that can house summer guests, use as monthly rentals, or open a B&B. MLS 18-18364 \$350,000



**BRAND NEW CONSTRUCTION**  
Three bedrooms, two bathrooms, with a two car garage, in floor heat, open floor plan, and large picture windows to let in all the light. Conveniently located on nearly an acre off of Gaswell on K-Beach! Come take a look today! MLS 18-18931 \$274,900



**PERFECT STARTER HOME OR SMALL RENTAL!**  
Open living area, master suite and laundryroom! Half acre lot. Yard has a nice storage shed and the riding lawn mower and snow blower is included in the sale. MLS 18-5991 \$169,000



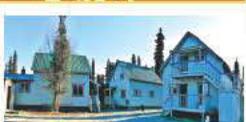
**MOVE IN READY! EASY TO SHOW!**  
Complete remodel in 2014. New cabinets, stainless steel appliances, microwave & range hood combo, solid surface counter-tops, roof, windows, and top of the line QUALITY Shaw carpeting in bedrooms! MLS 18-19366 225,000

## CHEERS TO THE NEW YEAR!

We wish you joy and laughter throughout 2019 and beyond!



**READY TO BUILD YOUR DREAM?**  
Dried in shell just waiting for interior construction. Windows and doors all roughed in. Gas to the house, electric on site and well drilled, but no septic tank yet. MLS 18-590 \$69,500



**SPLENDID**  
3 bedroom, 2 bath home w/ 2 car garage located in a fantastic K-Beach neighborhood! You'll love the all new carpet throughout, private master suite, fully fenced backyard w/ a firepit, vaulted ceilings, and large living room windows that bring the beauty of nature indoors. MLS 18-18925 \$280,000



**GORGEOUS LAKE HOME**  
4 bedroom, 3.5 bath, 3614 sf. home on over 6 acres. Deck looks over the private lake with steps down to the dock. MLS 18-1984 \$650,000



**LAND**  
GREATER KENAI/SOLDOTNA AREA  
0.93 Acres MLS 18-12221 \$48,000  
NINILCHIK  
5 Acres MLS 16-6265 \$49,500  
REMOTE LAND  
7.64 Acres MLS 15-7886 \$45,000  
8.74 Acres MLS 17-4545 \$15,000  
8.04 acres MLS 18-12476 \$58,500



**IMMACULATE HOME!**  
2 bdrm, 2 ba home w/ bonus room & 2 car attached garage. Master suite w/ jetted tub, high efficiency boiler, & a great layout are just a few of the things you'll love about this home! MLS 18-19373 229,000



**EXCEPTIONAL CUSTOM HOME**  
4 bd, 3 ba, 2 car garage, nearly 3 private acres. Office, huge bonus room, ss appliances, & granite accents. New carpeting, range, & dishwasher. 1900+ sq ft shop & 5\*+ energy rating too! MLS 18-6079 \$520,000



**110' OF KENAI RIVER FRONTAGE**  
w/ fishing platforms. 1 four bedroom 3/4 ba, 1 one bedroom 3/4 bath, and a duplex w/ 2 bedrooms and 3/4 bath in each unit. Onsite laundry room w/ W&D & large chest freezer. MLS 17-17826 \$800,000



**SPACIOUS SOLDOTNA HOME**  
4 bedroom, 2 bath, open living concept, private master suite, in-floor heat, large windows. Located in a great Soldotna neighborhood near schools, shopping, restaurant. Owner financing available. Come check it out! MLS 18-17455 \$275,000

Erick Watkins • Holli Watkins • John Morton • Nicole Harrell • Ryan Hall • Kathy Rickman  
Melissa Duffy • Marvin Romero • Shayna Lazaros • Ed Burrell • Larry Lewis

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Associate

Broker

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**Rhonda Harvey**

Associate

Broker

Property

Manager

**398-4196**

**Malinda Crane**

Sales

Associate

Property

Manager

**398-6576**

**Mark White**

Broker

**260-1609**



### RAISED RANCH IN STERLING

4 BR, 2 BA, 2512 SF, 2.27 acres w/ fenced garden. Fine cabinetry in kitchen. Large 2 car garage. **MLS 18-18025 \$282,000**



### MOERLEIN BUILT W/ MOUNTAIN VIEWS

3 BR, 1.5 BA, 2112 SF, 4.88 acres Horse barn, green house, Kasilof. **MLS 18-14483 \$300,000**



### WEB STREET BUILDING

1 BR, 1 BA, 864 SF, 1.84 acres Wood stove, Horse corral. Kasilof. **MLS 18-14357 REDUCED \$150,000**



### FAMILY HOME ON KIDNEY LAKE

4 BR, 3 BA, 2240 SF, 1.88 acres in Nikiski. Storage Shed, Fenced Yard & Garden Area, Chicken House. **MLS 18-7346 REDUCED \$299,900**



### WELL MAINTAINED DUPLEX

2224 SF duplex in Kenai with great rental history. Recently upgraded flooring, paint & appliances. **MLS 18-17532 \$255,000**



### NORTH KENAI HOME

3 BR, 2.5 BA, 2130 SF, 0.87 acres. Granite countertops, fireplace, hot tub, play house, bamboo laminate flooring and more! **MLS 18-14784 \$259,000**



### LARGE RANCH-STYLE HOME

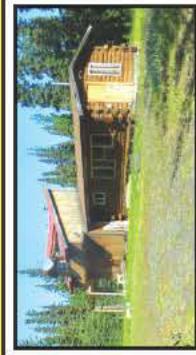
3 BR, 2 BA, 2090 SF, 3.02 acres close to Soldotna. Large bedrooms & master suite. In-floor radiant heat. **MLS 18-17909 \$299,999**



**NEW LISTING**

### WELL MAINTAINED HOME

2 BR, 1 BA, 864 SF, 3.07 acres in Kasilof. Nestled in the trees. Quiet area. **MLS 18-19206 \$163,000**



### PRIVACY IN STERLING

2 BR, 1 BA, 888 SF, 9.62 acres Locked gate at entry. Owner Finance poss. **MLS 18-12298 \$163,000**



### SOLDOTNA RANCH

2 BR, 1 BA, 864 SF, Wood Stove New Flooring, Greenhouse. **MLS 17-12850 \$146,000**

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ON THE KENAI PENINSULA

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*Does not include land, power or gas.*



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April 26-28, 2019

Soldotna Sports Center



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year, so be sure  
to register early!

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**COLLEEN O'CONNELL**

**953-SOLD (7653)**

colleen@akrealestategirl.com



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**398-9814**

michelle@akhousehunters.com

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- We will strategically Market Your Home To Get It Sold

*List your house with us and you will get 1/2 page in the next guide devoted to your home!*



**DEBUT!**

- 3 Bedroom, 2 Bath, 1456 sq ft
- NEW flooring, trim, doors, windows, plumbing, paint
- Hickory cabinets, New appliances
- Bonus 7 ft crawl space. 2.34 acres in Nikiski

**MLS 18-18958 \$199,000**



**A MUST SEE**

**RANCH STYLE HOME**

- 3 Bedroom, 2 Bath, 1520 sq ft
- Between Soldotna and Sterling
- Short walk to Longmere Lake
- Fenced, heated dog area. 1.42 acres

**MLS 18-19037 \$280,000**

# KEEN EYE

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- Carpentry, Drywall and Painting Services



Inspector License# 108496 • Construction License# 108227

**REDUCED 2 CLEARED LOTS CLOSE TO SOLDOTNA**

0.91 acres each with **OWNER FINANCING** available.  
**MLS 18-16289 \$20,000 18-16286 \$17,000**

**GREAT BUILDING LOT OFF STRAWBERRY RD**

4.83 acres in Kenai w/ driveway, gravel pad & well.  
**MLS 18-13790 \$49,500**

**REDUCED CLOSE TO KENAI RIVER IN FUNNY RIVER**

2.16 acres mostly cleared w/ driveway and outhouse. **MLS 18-7683 \$32,000**

**GREAT VALUE ON LAND OVERLOOKING SCOUT LAKE!!**

1.08 acres priced below Borough assessed value. Mountain and lake view from this lot in Lakewood. Public access to Scout Lake nearby. **MLS 17-17068 \$28,500**

**GREAT BUSINESS LOCATION**

Prime commercial property in heart of Soldotna. 3 lots have been leveled and have been leveled and ready for your business to be built!  
**MLS 17-12820 \$199,000**

**Matt McKinley**

Cell: (907) 953-6288  
 matt@redoubtrealty.com  
 www.key2kenai.com



**REDOUBT REALTY**

47294 Progress Ct Suite A Soldotna  
 (K-Beach next to Twin City Vet)

# KENAI Real Estate CONNECTION

Full color publication direct mailed to over 18,000 postal customers in Kenai, Soldotna, Nikiski, Sterling, Cooper Landing, Kasilof, Clam Gulch & Ninilchik. Extra copies available on racks.

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- 16 Years as Real Estate Agent
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**ISLAND LAKE ROAD BUILDING**

Commercial kitchen, offices,  
2 car garage, 2.50 Acres.  
**\$285,000 MLS 18-10452**



**PENDING**

**NINILCHIK RIVER**

4.71 Acres w/river access  
2 Bed, 2 Bath 2,601 sq ft.  
Unfinished basement.  
**\$219,000 MLS 18-9761**



**RECENTLY REMODELED**

2 Bed, 1 Bath, 1004 sq ft  
0.91 acres in Sterling  
Public access to River  
**\$75,000 MLS 18-15905**



**CENTRALLY LOCATED IN KENAI**

3 Bed, 1 Bath, 984 sq ft  
Paved driveway, fenced yard  
**MLS 18-18622**  
**\$129,900**



**REDUCED**

**COUNTRY FEEL NEAR SOLDOTNA**

4 Bed, 2 Bath, Sun room,  
1.05 Acres, new flooring  
**\$231,000 MLS 18-6624**



**COOK INLET VIEW HOME!**

3 BR, 2.5 BA, 3051 SF on 0.92 acres in Nikiski. Sunroom with jetted hot tub. New siding, tripane windows, New roof, decking and large shed.  
**MLS 18-19453 \$550,000**



**CABIN W/ LARGE COVERED DECK**

Shed to store your toys in. Near Browns Lake & Kenai River.  
2 Bed, 960 sq ft on 2.07 acres.  
**\$95,000 MLS 18-15827**



**TRAILER W/ FOUNDATION**

to build on, Owner Financing, electric and Gas.  
**\$59,900 MLS 18-4226**



**4+ CAR GARAGE**

5 Bed, 2 1/2 Bath, 3376 sq ft  
with 1,688 sq ft 4 car garage, 1.03 Acre  
**\$355,000 MLS 18-12916**



**Sterling Cabin**

Cabin w/loft, Propane Heater 1.08 Acres.  
Owner finance.  
**\$34,400 MLS 17-16949**

**KENAI**

- 1.04 Acre 4 City Lots sold together \$25,000 MLS 18-18624
- .96 Acre Lake Front **REDUCED** \$25,900 MLS 18-4152
- .07 Acre Castaway Cove, river access \$15,500 MLS 18-4342
- .23 Acre commercial lot \$75,500 MLS 18-6943
- .23 Acre commercial lot, frontage road \$109,000 MLS 18-6940
- 1.25 Acre City lot, close to town \$33,500 MLS 18-13624

**NINILCHIK**

- 1.87 Acre Driveway, pad, well & septic \$46,500 MLS 17-11649
- 17.63 Acre Includes 3 lots on Sterling Hwy \$29,900 MLS 18-12301
- 2.3 Acre \$22,000 MLS 18-12309

**CLAM GULCH**

- 10.52 Acres 3 lots, available individually, 2 lots are on the bluff.  
\$115,700 MLS 18-13476

**SOLDOTNA**

- 6.75 Acres in the heart of Soldotna. City water and sewer. MLS 18-17035 \$285,000
- 1.00 Acre Kenai Spur \$98,500 MLS 18-14104
- .99 Acre Underground power & gas, maintained road. **REDUCED** \$29,900 MLS 18-5632
- .91 Acre Sterling Hwy, electric meter. **REDUCED** \$45,000 MLS 18-351
- .46 Acre Spur Highway, Business potential \$49,500 MLS 18-8580
- Close to Kenai River Gravel Pad, Fence & Gate, Underground Power & Natural Gas \$49,900 MLS 17-130

**STERLING**

- 4.78 Acre Sterling \$47,500 MLS 18-12249

**FUNNY RIVER**

- .97 Acres Golf course lot, underground electric at front of lot \$31,500 MLS 18-6823
- 2.01 Acre on Brown's Lake Rd \$23,500 MLS 18-13619

# Thank You!

Thanks to Kelly King for distributing the bags for homeless youth that KPAR collected. You are making a difference in our community!



# Congratulations!



Congratulations to Greg Swank with Diligent Home Inspections – **KPAR 2019 Affiliate of the Year!**

Congratulations to Michelle Glaves with Jack White Real Estate – **KPAR 2019 REALTOR of the Year!**



**Kenai Peninsula Association of REALTORS®**  
Kelly Martin, CEO  
(907) 262-1851  
kpar@kprealtors.org



**NEW LISTING**



**NEW HOME FOR THE NEW YEAR!**  
K-Beach, 3 bedrooms, 2 baths & 2 car garage. 2016 remodel with new flooring, counter tops, paint, bathrooms, on demand hot water, water filtration, doors & trim. Cedar privacy fence, paved driveway, new shed & back deck. **MLS# 18-19695 \$209,500**

**NEW LISTING**

**PENDING**



**THE PERFECT START!**  
3 bedroom, 1 bath, 2 car garage 5 star home. 2015 built & like NEW with radiant in-floor heat, recessed lighting & vaulted ceilings. **IMMACULATE HOME!**  
**MLS# 18-19692 \$209,500**

**NEW LISTING**



**SPACIOUS MACKEY LAKE AREA DUPLEX!**  
Soldotna, Each unit has 3 big bedrooms, full bath with laundry & Private 2 car garage. New paint inside & out + new appliances in downstairs unit. Large covered patio & garden area, sun deck, private yard & TONS of parking. \$2500 flooring allowance for upper unit. **MLS# 18-19481 \$347,500**



**OPTIONS GALORE!**  
K-Beach, 7 bedrooms, 5.5 baths & a 2 car garage. A Large family home, Duplex, maybe a B&B or mother-in-law apt. 4,000+ SF home has been updated throughout. **MLS# 18-18785 \$425,000**



**KENAI RIVER ACCESS!**  
Sterling, 3 bedrooms, 2 bedrooms & a 2 car garage. Energy Efficient, NEW CONSTRUCTION HOME! Stained concrete floors w/in-floor heat, 9 ft ceilings. Walk-in-closet, jetted tub, double shower. **MLS# 18-17963 \$310,000**



**BRAND NEW SPACIOUS RANCH HOME!**  
Kenai, 3 Bedrooms, 2 Baths & a 2 car garage. Cornerstone Custom Homes Farmhouse style 1762 sf. Kitchen features Quartz counter tops, kitchen island, coffee bar/wine bar nook & top quality appliances. **MLS# 18-17482 \$339,900**



**FISH THE KENAI RIVER!**  
Sterling, 3 bedrooms, 1.75 baths & a 2 car garage. Custom Hickory cabinets, high-end stainless appliances, Viking stove & real wood floors. **MLS# 18-15146 \$389,500**



**KENAI RIVERFRONT DREAM HOME!**  
K-Beach, 4 Bedroom, 4.5 bathrooms and a 3 car garage. Finished in 2017 & like NEW! Gorgeous high-end custom in RIVER HILLS-3418 sf. **MLS# 18-2074 \$650,000**



**SOLDOTNA KENAI RIVER GEM!**  
Soldotna, 3136 sf of living space, 3 bedrooms, 3.5 baths & a 2 car garage. 956 sf back patio & steel stairs to fishing dock. **FISH FROM YOUR OWN BACK YARD!**  
**MLS# 18-14704 \$699,500**



**HAPPY NEW YEAR!**



**UNIQUE RIVERFRONT FIND!**  
Kasilof, 5 bedroom, 3 bathroom & a 2 car garage. 12.1 acres on the KASILOF RIVER w/boat mooring. 3000 sf deck w/benches, stone pillars & majestic rock fireplace. **MLS# 18-19149 \$745,000**



**AFFORDABLE MOUNTAIN VIEW**  
North Kenai, 3 Bedrooms & 1.75 bath. 1998 built 2160 sf, family room w/wood stove & a HUGE-OPEN top level w/vaulted ceilings. 1.65 acres, private hilltop location w/360° views. Cash or owner finance w/large down. **MLS# 18-14299 \$175,000**



**KENAI COMMERCIAL OPPORTUNITY!**  
Spacious building/studio w/4884 sf & HUGE paved parking lot. Many offices, large bathrooms with changing areas & multiple stalls, sound system, etc. **MLS# 18-5986 \$269,500**



**SPACE GALORE FOR THE WHOLE FAMILY!**  
Nikiski, 3 Bedrooms & 2 bathrooms. 3200 sf home with lots of updates located on a small pond for ice-skating & wildlife viewing. Bonus 700sf Shop! **MLS# 18-2002 \$229,900**



**ALASKA LIVING! LOG HOME + SHOP!**  
Soldotna, 1970sf, 3 Bedrooms, 2 Bathrooms + office AND a 841 SF, 3 car heated SHOP!  
700 sf wrap around deck & fire pit. **MLS# 18-18338 \$308,500**



**DOWNSIZE & LIVE SIMPLY**  
in this adorable log cabin. K-Beach, 2 bedrooms, 1 bathroom. Large open living design with high vaulted ceilings, stainless appliances, neutral flooring & counter tops & beautiful wood everywhere. **MLS# 18-16773 \$149,900**



**CHOOSE ALL YOUR OWN NEW FLOORING**  
Sterling, 2 bedrooms, 1 bathroom & a 1 car garage on 1.32 acres! Perfect starter home with a true gardeners back yard & extra gravel parking area. **\$2,000 NEW FLOORING ALLOWANCE!**  
**MLS# 18-17433 \$155,000**



**2270 SF SPACIOUS SOLDOTNA RANCH!**  
4 bedrooms, 2.5 baths + formal dining, office & separate laundry room. Sliding doors to back deck & nice fenced in yard. New roof, updated baths, kitchen remodel & more! **MLS# 18-15091 \$315,000**



**BIRD HOMESTEAD GOLF COURSE!**  
134 acre, TURN KEY 18 hole golf course & driving range near the famous Kenai River. HUGE SHOP with 2 efficiency apts, pavilion, 20 golf carts, numerous shed & buildings + a small lake & mountain view! Back 9 holes were once cleared & need grooming to be operational. Possible owner financing with \$150,000 down. **MLS# 18-12437 \$1,150,000**



**2018 TOTAL INTERIOR REMODEL!**  
Sterling, 3747 sf spacious family home with 4 bedrooms + many bonus areas & 3 baths. 1.56 beautiful & private acres near LONGMERE LAKE ACCESS! **MLS# 18-13886 \$389,500**



**BREATHTAKING INLET FRONTAGE & VIEWS!**  
K-Beach, 2 Bedrooms & 2 bathrooms. Fenced entry & park-like setting. 2.8 acres w/PLENTY of room to build your dream home & live in this home. **MLS# 18-579 \$225,000**



**EAST REDOUBT CUSTOM HOME**  
Soldotna, 3 bedrooms, 2.5 bathrooms & a 2 car garage. Kenai River bank fishing & boat launch near. Open living design w/high ceilings & stainless appliances. **MLS# 18-18335 \$315,000**



**NOTHING BEATS BRAND NEW!**  
Kenai, 3 Bedroom, 2.5 Baths & a 3 car garage. High vaulted ceilings, open layout, soft close cabinets/drawers, in-floor heat, concrete counter tops & high end charcoal stainless appliances. **MLS# 18-19076 \$249,900**



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***New Construction!***



**KENAI RIVER ACCESS!**  
Sterling, 3 bedrooms, 2 bedrooms & a 2 car garage. Energy Efficient, **NEW CONSTRUCTION HOME!** Stained concrete floors w/in-floor heat, 9 ft ceilings, high vaults in main/open living area & master suite. Walk-in-closet, jetted tub, double shower, black stainless appliances, granite tile counters & 2 patios! **MLS# 18-17963 \$310,000**