

# THIS PROPERTY IS BEING OFFERED AT \$895,000

Listing Agent: Charlie Powers call 907-942-3186 or email [charlie@pfisterlandco.com](mailto:charlie@pfisterlandco.com)

**Disclosure: The owner is a licensed Real Estate Agent who has lived in the property as his families primary residence since the home was built in 2008.**

## Property Features

### Lot

1.03 Acres with approximately 50 feet Ocean Frontage  
Woodland Drive is a Culdesac Road in Sitka Forest Leading to a Coastal Trail to Spruce Cape  
Over 200' of a Cascading Creek Surrounds Home Accented with Footbridges and Trails  
35' Waterfall into the Ocean Below Providing Fresh Water to Waterfowl and Marine Life  
Private Stairway to Mill Bay with Tidepools and Wide Sand Beach  
Private Drive with Large Parking Areas  
Large Lawn and Privacy Fencing  
Boulder Retaining Walls  
Incredible Ocean Views and Sounds of a Cascading Creek and Ocean Surf  
Front Door access to activities at Mill Bay Include Snorkling, Diving, Fishing, Surfing, Kayaking and Bonfires

### Kitchen, Dining & Living Space

Space Designed to flow from Front Door to Ocean Access  
Nine foot ceilings supported by exposed beams & open to above bridging  
All Lower Cabinets so to not Diminish Views of Trees, Flowing Water and Ocean Views  
Thermador 6 Burner Convection Range/Oven with Commercial Stainless Hood  
Kitchenaid Stainless Refrigerator and Dishwasher  
Large Island with beverage fridge, cutting board, and granite counter  
Undermount Kidney Shaped Sink with Gooseneck Faucet and Garbage Disposal  
Granite Countertops with Generous Prep and Serving Space and Circular Flow  
Walk-in Pantry with Beaded Glass Door  
Slate Tile From India and Brazilian Walnut Distressed Wood Flooring  
Open Stairs featuring Stainless, Fiberglass, Wood and Inlaid Glass Blocks accented by Tread Lighting  
Corian Solid Surface Window Sills  
Wall to Wall Glazing to Accent Views of Trees, Cascading Creek and Mill Bay Beach to Afognak Island

### Common Spaces

Front Entry Leads to Living Space and Arctic Entry to Allow for Grand Entrance yet Alaska Living  
Study Nook on Sky Bridge between Master Suite and Two Family Bedrooms  
Large Family Room for Ping Pong with Entertainment Center that Opens to Hot Tub  
Second Kitchen Area in Family Room with Sink and Dishwasher Expandable to Full Kitchen  
Bottom Level Acid Stained Concrete Flooring  
Bottom Level Rented as Bed and Breakfast Fetching up to \$250 per night  
Nooks and Wall Space For Stereo, Firewood, Saltwater Aquarium, Plants, Art and Alaskan Trophies

### **Bedrooms (4+1)**

- Large Bedrooms with layout designed to provide Family Living on Top Floor and Room to Spread Out
- Walk in Closets in All Bedrooms
- Cable TV and Internet In Every Bedroom
- Large Windows for Natural Lighting
- Bonus room without Egressable window but Nice for Guests

### **Bathrooms (4)**

- Bathroom Layed Out for Comfort of Family Living and Hosting Guests
- Master Bath in Spa-like Walkin Double Shower
- Double and Single Vanites with Two Rooms Featuring Furniture Style Quartz Vanities
- 2 Bath Tubs and 4 Showers
- Upgraded Fixtures and Tile
- Panasonic Fans in addition to Central Air Exchanger

### **Deck**

- Three Decks Designed to Enhance Water Frontage
- Ocean Front Deck Self Contained to Eliminate Ledger Boards and Provide Continuous Sheathing
- Trex and All Weather Wood Decking and Stailess Steel Cabling
- Wrap Around Decking at Hot Tub
- Stairs to Beach with Landings to Admire Waterfall and Ocean
- Fire Pit, Hot Tub, BBQ Area, Foot Bridge

### **Garage**

- Attached Single Car Garage with Opener and Glazing
- Detached Shop is partially complete (see Architectural Drawing)
- Sink, Counter and Freezers for Game Processing
- Work Bench and Tall Ceilings for Shelving
- In-Floor Heat and Floor Drain

### **Roof & Attic**

- Roof engineered to minimize water penetration and maximize ventilation
- Continuous Ridge Vent and Plywood Sheathing
- Architectual 40 year Shingles with Zinc Stripping to Deter Moss
- Ice & Water Sheild Underlayment at Peremeter with Drip Edge
- Perforated Vinyl Eaves for Ventilation
- Blown Insulation over Rolled Insulation in Attic

### **Heating & Ventalatin**

- Heating and Ventalation Designed to be Economical and Comfortable
- Venmar Outside Air Exhanger with Heat Recovery Ductwork Through Out Home
- Weil-McClain Ultra Deisel Boiler with 6 Heat Zones-Potential Geo-thermal or Heat Pump Tie In (BTV)
- In-Floor Radiant Heat on Midlevel (gypcrete) and basement (acid stained concrete)
- Hearth Stone Wood Stove with Built In Adjacent Wood Bin

## **Exterior Walls**

Exterior Walls Engineered to Control Thermal & Water Dynamics and Meet Wind and Seismic Requirements

All Foundation Walls below grade are Poured Concrete with Foundation Drain Tile and Drainage Rock Triple Pane & Double Pane Windows - all Openings Encasement

Five Exterior Composite Doors (Masonite and Triple Latch Patio) Half or Full Light

Sealed Rigid Insulation Panels underlaying Drywall for Vapor and Thermal Barrier

2x6 and Engineered Framing Products with Plywood Sheating

VaproSheild House Wrap & VaproSheild Tape at Joints and Openings

Rain Slicker Furring to Provide Positive Drainage Between House Wrap and Siding

Hardie Fiber Cement Board Siding with Shingle Accents

Foundation Flashing Metal Trim for Exterior Wall Ventilation and Appearance

Azek Trim, Vinyl Windows, Fiber Cement Siding and other Features to Minimize Maintenance

## **Electrical & Plumbing**

Cat-5, Coaxile, and Speaker wiring in Family Room and Great Room

Cable TV to every Bedroom, Family, Great, Garage and Kitchen

Multiple Light Overhead/Wall Fixtures and Setting Options

Paddle Light Switches to abundant Recessed Can, Sconce, Track and Floor Lamping Options

11 Exterior Lights including prewired capability to accent creek and 5 Exterior Outlets

Wireless and Cable TV Router Control Panel

Insulated Underground Utilities -No Power Poles

Replacement Pump for Lift Station \$2000

Power, Water, Sewer, Phone, Cable at Shop

Intake and Outflow Piping for future geothermal circulation from creek

## **Detached Shop and Fully Finished Office/Apartment**

Partially complete 840 square foot shop between Two Containers (see Architectual Drawing)

Shop Engineered and Permitted (seller to provide documetation)

Civil Work and Foundation 100% Complete

Two Containers Provide Structural Wall Support and 640 Sq Feet Finished Space

One of the Containers with Upgraded Finish to Be Used as Office or Detached Assessorry Dwelling Unit -

Reference KIB Code for permitted uses

Smoke House capable of Smoking up to 100 Salmon

Water, Sewer, Power, and Cable Stub Out & Connection to Containers

