21585 Sterling Highway
21585 Sterling Highway
Ninilchik, AK 99639

$1,499,000
8.95± Acres
Kenai Peninsula County







MORE INFO ONLINE:

https://www.alaskalandguide.com/

SUMMARY

Address
21585 Sterling Highway

City, State Zip
Ninilchik, AK 99639

County
Kenai Peninsula County

Type
Residential Property, Single Family, Business Opportunity

Latitude / Longitude
59.956686 / -151.733088

Dwelling Square Feet
4,100

Bedrooms / Bathrooms
5 / 6

Acreage
8.95

Price
$1,499,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Highly motivated seller--bring all offers! Enjoy breathtaking Cook Inlet and mountain views from this custom-built home situated on 8.95 wooded acres. Offering a private Alaskan setting, this property is conveniently located just 5 minutes from Deep Creek River and approximately 30 minutes from Homer. The seller is eager to relocate closer to family and is ready to consider all offers!

The home offers 6,430 total SF and welcomes you with a spectacular great room featuring 27-foot ceilings, a fireplace, and oversized windows that place the view front and center. Ten-foot ceilings throughout the main living areas add to the spacious feel, while insulated interior walls provide improved sound control and temperature efficiency.

Five bedrooms, each with its own private bathroom, create a comfortable layout for a large household, multigenerational living, or overnight guests. A separate family room offers additional space for movie nights, games, or relaxing away from the main living area.

The custom kitchen is equipped for cooking and entertaining with a double-oven gas range, chef's island, breakfast bar, soft-close cabinetry, solid-surface countertops, tiled backsplash, and adjoining formal dining area.

An 820 SF covered composite deck extends the living space outdoors and features lighting, custom iron railing, and panoramic views of Cook Inlet and the surrounding mountains. The 391 SF covered front deck provides another inviting place to enjoy the peaceful setting. A greenhouse with raspberries and strawberries, along with a landscaped front yard, makes the most of Alaska's growing season.

The approximately 2,330 SF basement features an ICF foundation, in-floor heat, a slab floor, and 7-foot ceilings. Divided into multiple rooms, it provides generous space for storage, a workshop, art studio, large pantry, hobbies, or other needs.

Additional improvements include a heated 766 SF attached garage and a newly constructed 30-by-42-foot shop on a concrete slab, currently finished as a cold shell. The home is heated through nine in-floor heating zones with multiple shutoff points, allowing for greater control, efficiency, and easier maintenance.

With no covenants or restrictions, this property offers the freedom and space to fit a variety of lifestyles. Create a private Alaskan estate, accommodate extended family, explore bed-and-breakfast potential, or simply enjoy the privacy, views, and abundant room this exceptional property provides.









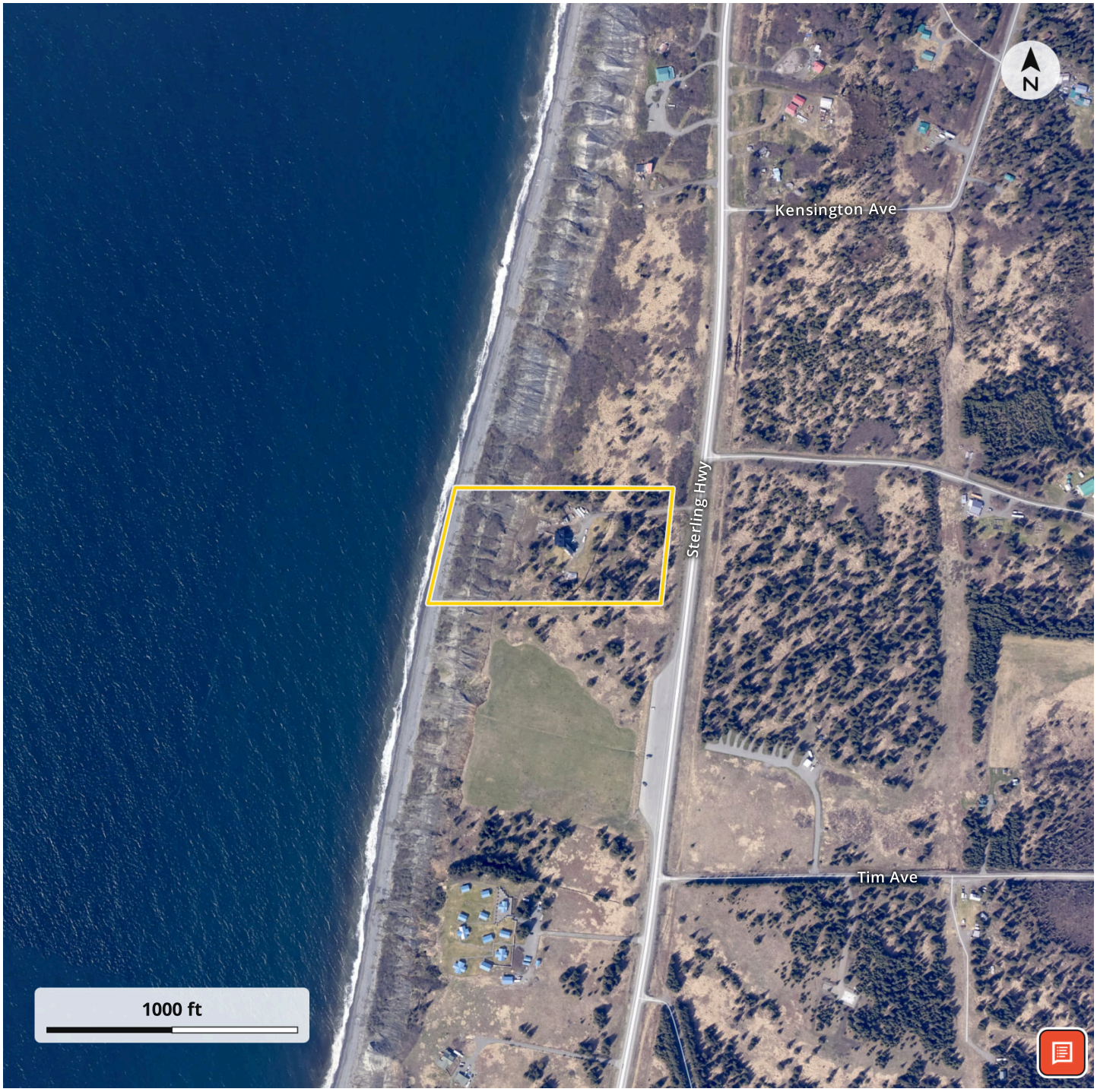




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Danielle Chihuly

Mobile
(907) 590-9043

Office
(907) 567-1052

Email
dchihuly@mossyoakproperties.com

Address
15555 Sterling Hwy, Suite 1

City / State / Zip
Ninilchik, AK 99639

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties of Alaska - Soldotna
43199 Sterling Hwy
Soldotna, AK 99669
(907) 262-7300
https://www.alaskalandguide.com/