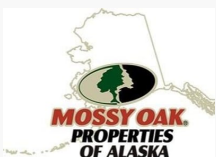


**Deep Creek River Retreat**  
17471 Todd Rod  
Ninilchik, AK 99639

**\$779,000**  
7.79± Acres  
Kenai Peninsula County



**Deep Creek River Retreat**  
**Ninilchik, AK / Kenai Peninsula County**

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**SUMMARY**

**Address**

17471 Todd Rod

**City, State Zip**

Ninilchik, AK 99639

**County**

Kenai Peninsula County

**Type**

Residential Property, Single Family, Recreational Land

**Latitude / Longitude**

60.018425 / -151.646196

**Dwelling Square Feet**

2,704

**Bedrooms / Bathrooms**

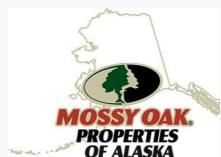
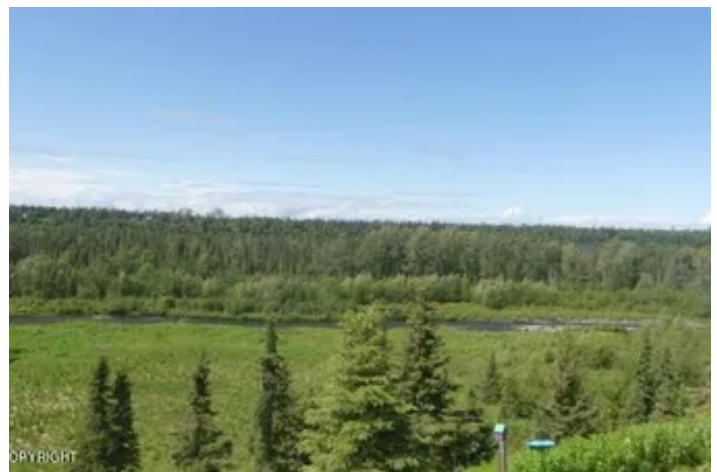
3 / 3.5

**Acreage**

7.79

**Price**

\$779,000



## Deep Creek River Retreat Ninilchik, AK / Kenai Peninsula County

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### **PROPERTY DESCRIPTION**

Nestled in a truly one-of-a-kind riverfront setting, this exceptional all-Alaskan property features the Deep Creek River flowing directly through nearly 8 acres of private, park-like land with views of Mount Redoubt. Surrounded by natural beauty and abundant wildlife, this peaceful retreat offers the perfect blend of Alaska charm, comfort, and functionality.

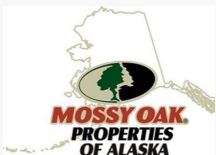
A massive custom-built greenhouse, completed in 2022, features temperature-controlled ventilation fans and incredibly durable construction designed to provide year-round growing potential for many years to come.

The custom original home is filled with unique Alaskan character, including a stunning hand-painted Alaska mural and thoughtfully crafted rustic touches throughout. The spacious deck has been upgraded for ideal wildlife viewing and includes a clear covered enclosure, allowing you to enjoy the outdoors comfortably in any weather. A fully wheelchair accessible main floor bedroom with ADA accessible shower, bathroom, and separate entry/exit, makes this property perfect for your older relatives.

The well-built guest house comfortably sleeps 4-6 and offers excellent flexibility as a private residence, guest accommodations, or vacation rental opportunity. It features an open sleeping loft, full kitchen, bathroom, separate septic system, separate electric meter, and arguably the best river view anywhere on the property.

Above the garage, a finished bonus space is accessible from the main deck by staircase and offers endless possibilities. Plumbing could easily be added to create additional living quarters, a studio, office, or recreation space.

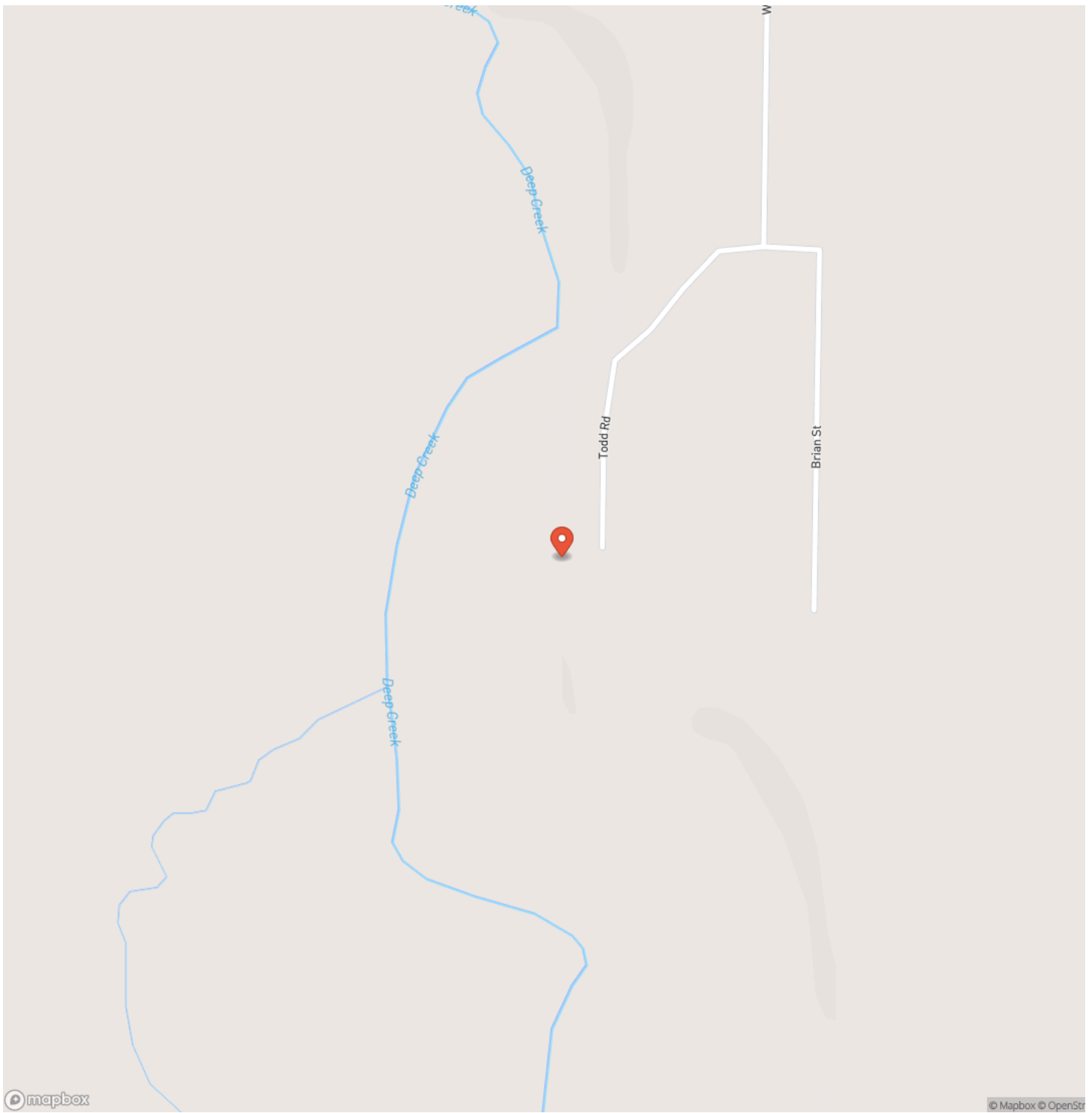
Offered fully turnkey, the property includes high-quality, lightly used furnishings in both the main home and guest cottage, making it ready to enjoy from day one.



Deep Creek River Retreat  
Ninilchik, AK / Kenai Peninsula County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.



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**Mossy Oak Properties of Alaska - Soldotna**

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