

35125 Rabbit Run Rd
35125 Rabbit Run Road
Soldotna, AK 99669

\$1,100,000
80± Acres
Kenai Peninsula County



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Soldotna, AK / Kenai Peninsula County

SUMMARY

Address

35125 Rabbit Run Road

City, State Zip

Soldotna, AK 99669

County

Kenai Peninsula County

Type

Residential Property

Latitude / Longitude

60.489596 / -150.801635

Taxes (Annually)

3000

Dwelling Square Feet

4578

Bedrooms / Bathrooms

1 / 1.5

Acreage

80

Price

\$1,100,000

Property Website

<https://www.mossyoakproperties.com/property/35125-rabbit-run-rd-kenai-peninsula-alaska/116600/>



PROPERTY DESCRIPTION

PILOTS! Be the new owner of your own exclusive hangar and FAA approved airstrip. This unique property has a freshly graded dirt strip approx 1600 ft long and 120 ft wide with easy approaches from either end. The nearly 1800 sq ft hangar is large enough for 2 planes.

The attached 1700 sq ft residence is plenty large enough with the possibility of converting one of the additional, 2 large workshops into bedrooms. The master bedroom is on the upper level and is comprised of over 800 sq ft, with an en suite bathroom. 2 offices and a mud entrance complete this nearly 4600 sq ft building. In floor heating throughout will keep you toasty in the Alaska winter. Even the hangar!

Not a Pilot, that's OK because this property, with it's massive indoor workspace is suitable for wood working, mechanics or a multitude of other uses.

A key feature to this already unique property is that it is only 14 miles from town and sits on 80 wooded acres. Usable acreage of this size is difficult to find. There is plenty of room to expand the existing structure or build a separate house nearby. One thing is certain, privacy will not be a problem!

Much of the beautiful cabinetry in the kitchen and baths, is custom made by the owner with an eye towards perfection. Included is a 3 vehicle carport, a greenhouse and 2 connex containers.

Escape to the serene beauty of Alaska with this remarkable 80-acre residential property, featuring a charming home and an impressive airplane hangar. Nestled in Soldotna, this unique offering provides an unparalleled opportunity for a distinctive lifestyle, blending comfort with the adventurous spirit of the Kenai Peninsula. Imagine waking up to vast Alaskan skies and the freedom to explore from your very own private airstrip.

Location

Situated in the heart of Soldotna, Alaska, this property benefits from the community amenities of the Kenai Peninsula county. The address at 35125 Rabbit Run Road places it conveniently within the Soldotna school district, offering access to local services while maintaining a sense of secluded tranquility.

Land and terrain

Spanning 80 acres, the land is partially wooded, offering a beautiful natural landscape. This expansive acreage provides ample space for privacy and a variety of outdoor activities, with the terrain presenting a mix of open areas and natural tree cover to explore and enjoy.

Improvements and infrastructure

The property boasts a unique two-story residence built in 2001, featuring a steel siding exterior and a durable metal roof. Inside, the home offers one bedroom, one full bath, and one half bath, with a slab foundation and a mix of concrete and laminate flooring. Essential appliances, including an electric oven, electric range, and refrigerator, are included. A significant highlight is the airplane hangar, providing exceptional utility for aviation enthusiasts or for substantial storage needs. The exterior features a lovely garden area, enhancing the property's appeal.

Water and utilities

A private well serves as the water source, ensuring a reliable supply. The property is well-equipped with connected electricity, offering modern conveniences. Heating is provided by an efficient oil and radiant floor system, ensuring comfort throughout the seasons.

Wildlife and vegetation

The partially wooded landscape is home to a variety of Alaskan wildlife, including bear and other species, creating a vibrant natural environment. The existing vegetation contributes to the property's natural beauty and offers a picturesque setting for outdoor enjoyment.

Current and potential use



Currently utilized for residential purposes, with additional unique uses, this property holds immense potential. Its expansive acreage and features make it ideal for development opportunities, hunting pursuits, or continued residential enjoyment. The possibilities are truly open for a new owner to shape its future.

Access and easements

Access to the property is excellent, with frontage on a state road, which is asphalt. This ensures convenient and reliable entry and exit, facilitating ease of travel to and from the residence and hangar.

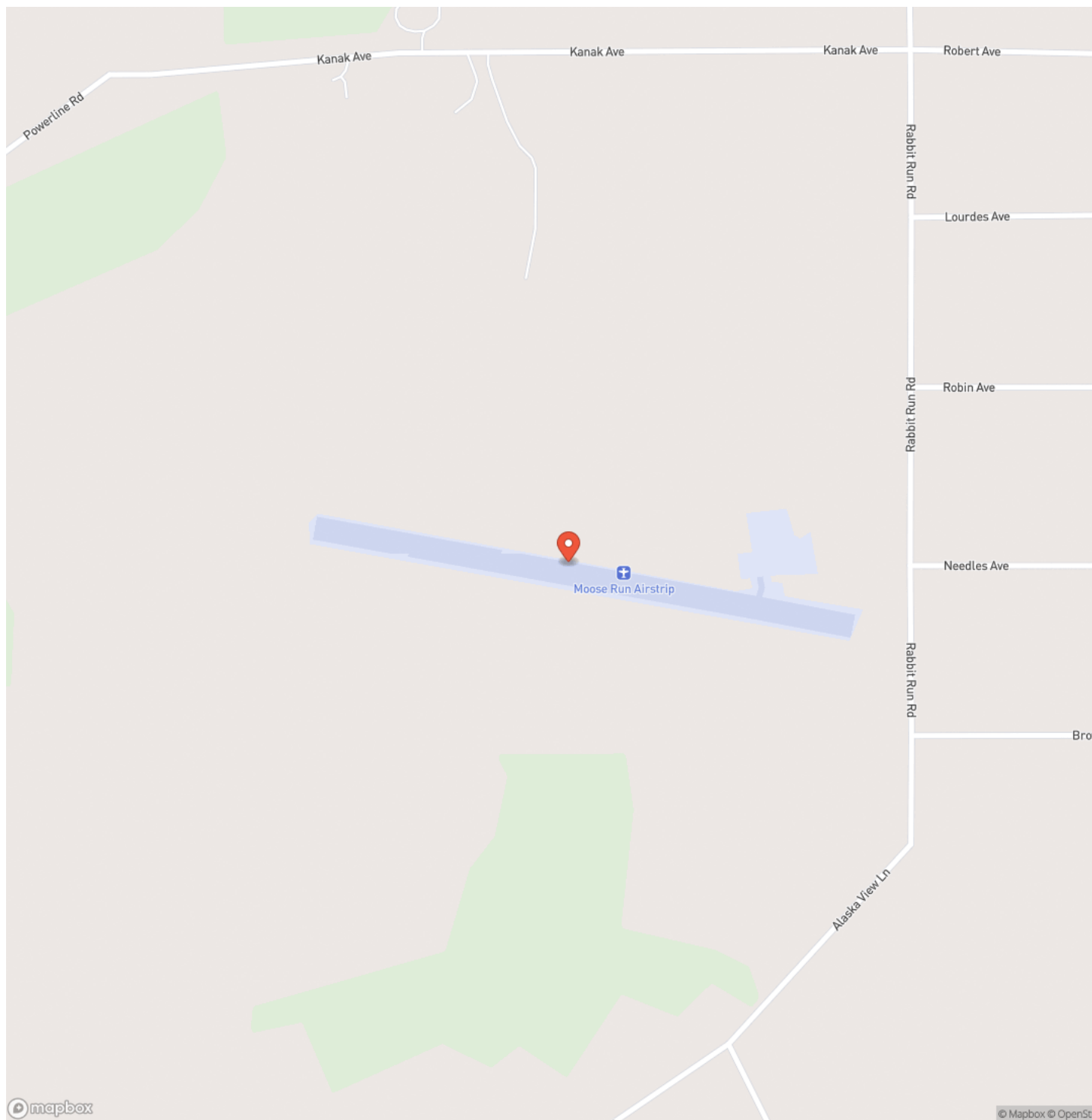
Contact us today to learn more or to schedule a visit and discover the unique potential of 35125 Rabbit Run Road.



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Locator Map

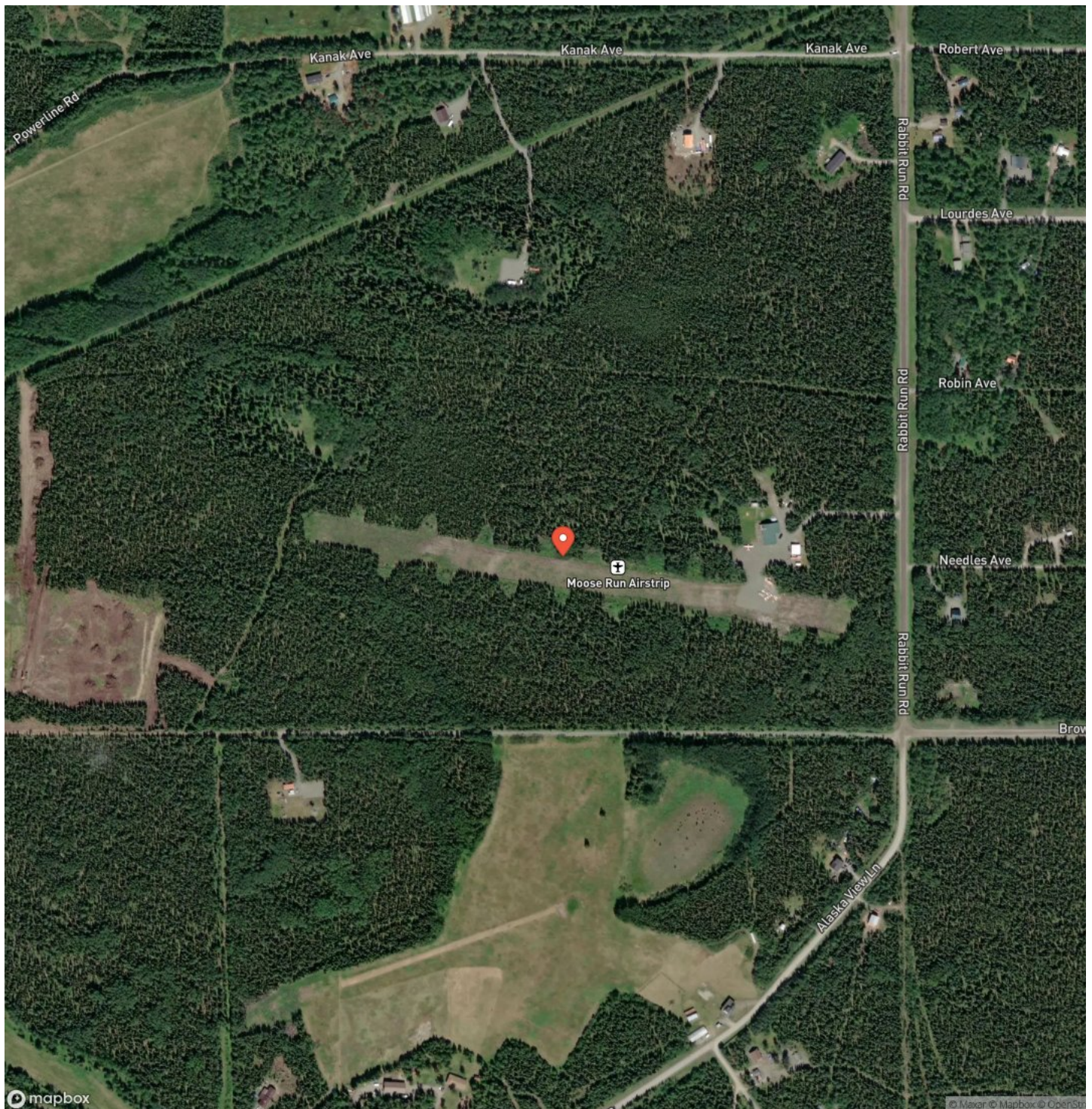


Locator Map



35125 Rabbit Run Rd
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Satellite Map



35125 Rabbit Run Rd
Soldotna, AK / Kenai Peninsula County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://www.mopalaska.com/>

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