

**Rare Opportunity: Prime 2.22 Acre Waterfront Lot in  
Desirable Chena Ridge Neighborhood of Fairbanks  
995 Shoreline Drive  
Fairbanks, AK 99704**

**\$300,000**  
2.22± Acres  
Fairbanks North Star County



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**Fairbanks, AK / Fairbanks North Star County**

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**SUMMARY**

**Address**

995 Shoreline Drive

**City, State Zip**

Fairbanks, AK 99704

**County**

Fairbanks North Star County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

64.82252 / -147.906876

**Taxes (Annually)**

\$1,404

**Acreage**

2.22

**Price**

\$300,000

**Property Website**

<https://www.mossyoakproperties.com/property/rare-opportunity-prime-2-22-acre-waterfront-lot-in-desirable-chena-ridge-neighborhood-of-fairbanks-fairbanks-north-star-alaska/116763/>





## Rare Opportunity: Prime 2.22 Acre Waterfront Lot in Desirable Chena Ridge Neighborhood of Fairbanks Fairbanks, AK / Fairbanks North Star County

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### PROPERTY DESCRIPTION

#### Undeveloped 2.22 Acre Waterfront Parcel in the Chena Ridge Area

**Address:** 995 Shoreline Dr. Fairbanks **Acreage:** 2.22 **Price:** \$300,000

#### Property Overview

Seize the rare opportunity to build your dream home on one of the **largest undeveloped waterfront lots** in the prestigious **Twin Lakes Estates Subdivision**. This exceptional parcel, surrounded by the interconnected Twin Lakes and is ready-to-build!

#### Key Features

- **Prime Location:** Located off Chena Pump Road, this lot is nestled in a tranquil rural setting while still being minutes from Fairbanks.
- **Significant Waterfront Access:** Enjoy stunning views and direct access to water, perfect for quiet, non-motorized activities like kayaking and paddle boarding.
- **Electricity:** Buried electric lines provide reliable power without compromising the natural aesthetic.
- **Internet:** High speed GCI fiber optic internet access ensures high-speed connectivity for work or leisure.
- **Improvements:** The parcel has been cleared and ready for construction of your new home.

#### Community Highlights

- **Private Waterfront:** The interconnected lakes are entirely within private residential boundaries, ensuring exclusivity and a peaceful environment for residents.
- **Quiet Lakes:** Only non-motorized watercraft allowed, fostering a peaceful atmosphere for bird watching or paddling.
- **Zoning:** General Use (GU-1) zoning regulations.
- **Covenants & Regulations:** Designed to maintain property values and the natural beauty of the area, promoting responsible property management and shoreline maintenance.
- **Nearby Amenities:**
  - **Tanana River Boat Launch:** A great spot for fishing and outdoor water activities.
  - **Chena Pump Bike Path:** Ideal for biking and enjoying the natural beauty of the area.
  - **Historic Pump House Restaurant:** A local favorite, adding to the charm of the community.
  - **Community Events:** Ester Park is a hub for music, folk, and craft festivals, just a 15 minute drive.

#### Investment Appeal

- **Rarity in the Market:** This is one of the last remaining undeveloped waterfront properties in this coveted area, making it a unique investment opportunity.
- **Build Your Dream Home:** Create a custom residence in a pristine location that feels remote yet offers easy access to the conveniences of town.

#### Don't Miss Out!

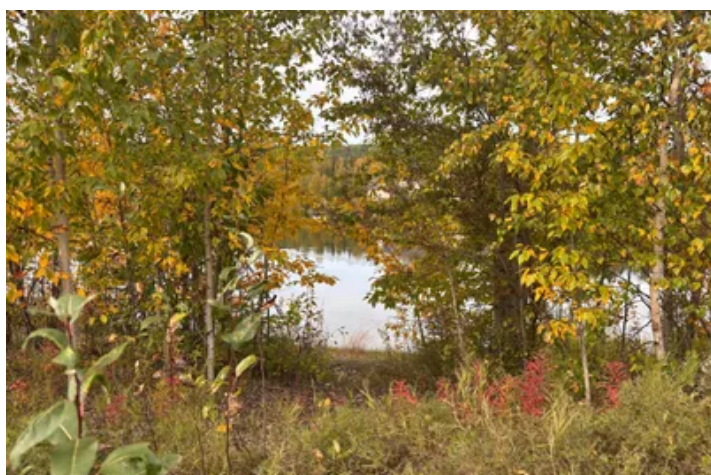
Opportunities like this are few and far between in the Chena Ridge neighborhood.

**Contact us to schedule a private showing** and explore the possibilities that await you on this exceptional parcel!



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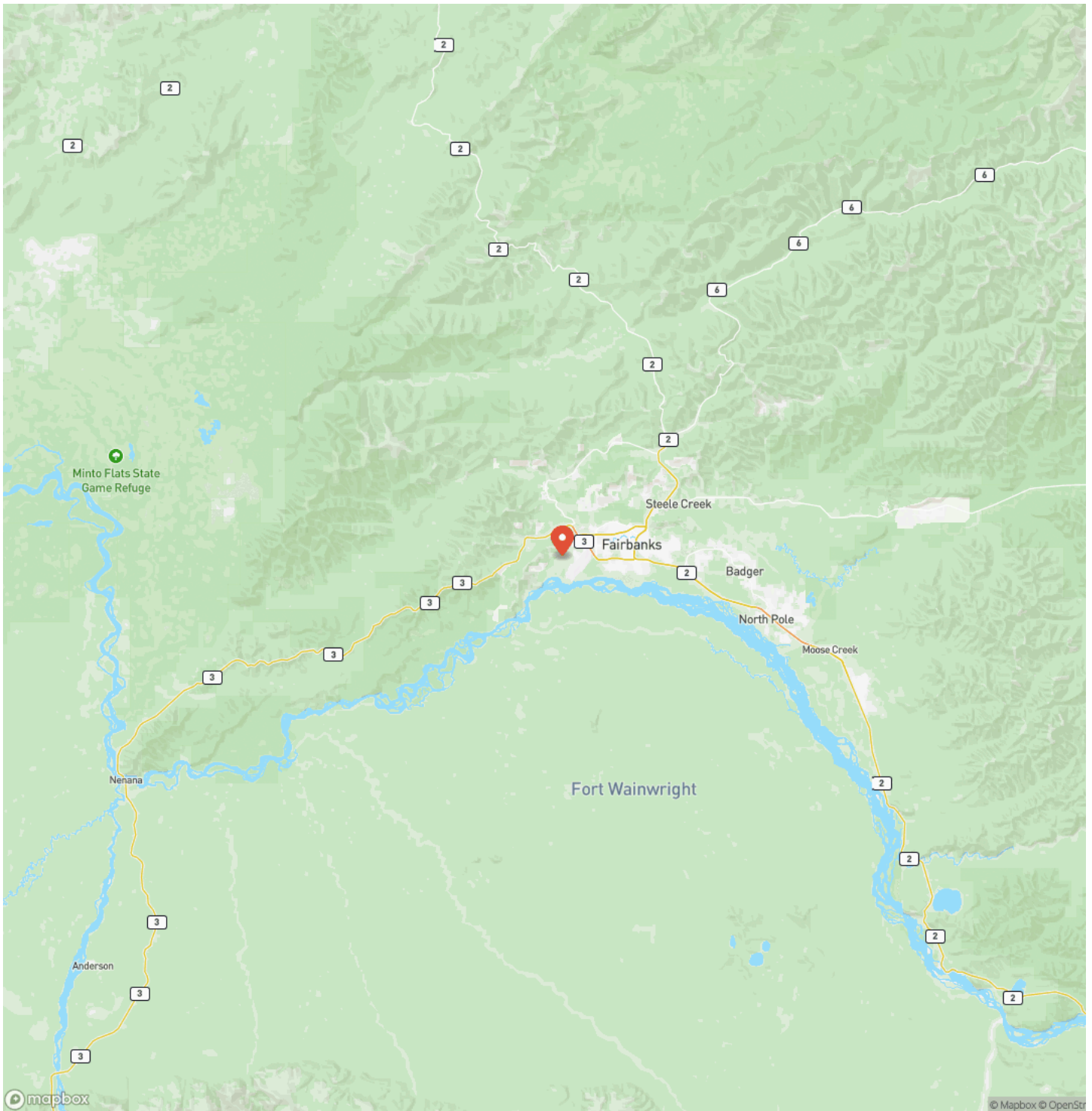


## Locator Map





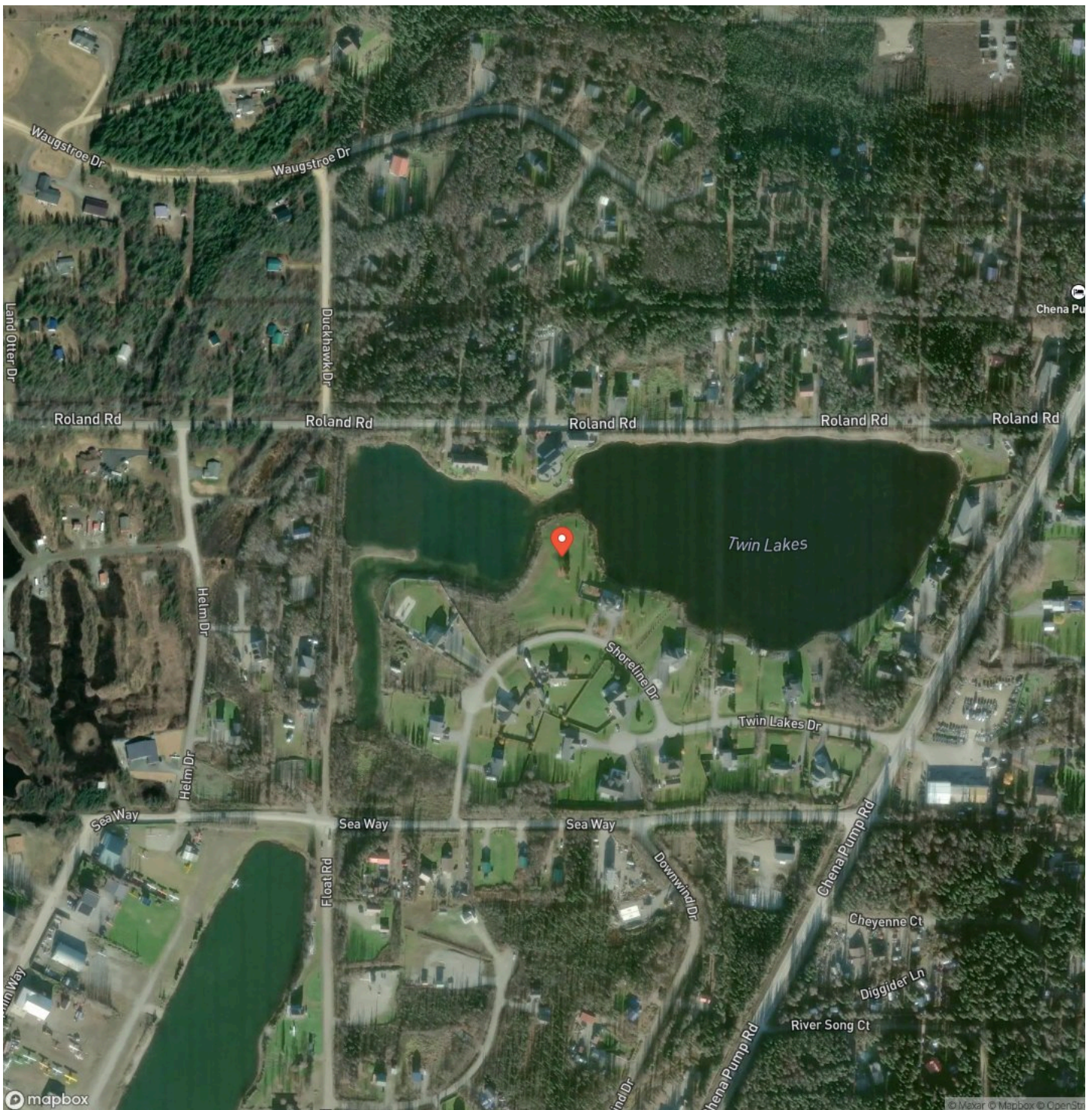
## Locator Map





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## Satellite Map



## Rare Opportunity: Prime 2.22 Acre Waterfront Lot in Desirable Chena Ridge Neighborhood of Fairbanks Fairbanks, AK / Fairbanks North Star County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Amanda Brooks

## Mobile

(207) 272-3309

## Office

(907) 357-5100

## Email

abrooks@mossyoakproperties.com

**Address**

2901 Bogard #102

## City / State / Zip

Wasilla, AK 99654

## NOTES

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

## **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 - Wasilla**

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