

x00242000 4br (16002 USD)



Location **Alaska**
<https://www.genclassifieds.com/x-437446-z>



Peaceful, spacious craftsman home on large wooded lot (2.3 acres) in the heart of Eagle River (on bike trail and within 1 mile of downtown Eagle River).

PLEASE NOTE: This listing is for the entire upstairs (large owner's unit) in this quiet "triplex" style home. Both one-bedroom units downstairs are rented to quiet individuals.

Close to highway access (10 mins to JBER, 20 mins to Anc), within 1/2 mi of Eagle River Elem and one mile to Homestead Elem and Gruening Middle.

- 4 Bedrooms (3 average size, 1 smaller)
- 1.5 Bathrooms: remodeled master bath (2014), vintage half-bath (original light blue sink and toilet!)
- Large, open kitchen with gorgeous custom wood cabinets
- New fridge and dishwasher (2015), solid surface stovetop, convenient built-in oven
- New carpet/flooring (2015) and newer paint in bedrooms (2014)
- Large pantry and tons of storage space throughout
- Large wood-burning fireplace (inspected/cleaned in 2015)
- Private entrances (front, back and side)
- Wrap-around deck
- Laundry in building (in shared common area, no additional charge)
- Excellent water pressure; delicious well-water

Please Note: no garage (circular drive with ample parking), yard not fenced.

Utilities included: water/sewer, remodeled kitchen, gas, heat, electricity.

Small family home, centrally located, \$75 for water/sewer for semi-monthly, refuse \$25, natural gas and \$75 for electric. Total utility costs on top of typical house rent is \$385. ALL UTILITIES

are included in monthly rent.

Extra" utilities not included: internet/cable/phone

Required to rent: one-year lease @ \$2,000/month, \$2,000 security deposit, excellent housing references. Application and background/credit check (\$30 per adult).

Sorry, no cats. Dogs and other pets upon approval (with additional \$500 security deposit and \$25/month



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per dog).

Please contact us with questions or to schedule a viewing.

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<https://teamrdalaska.wordpress.com/property/>