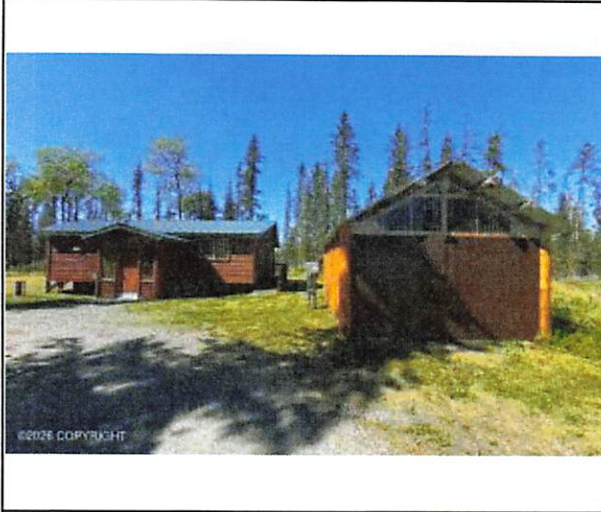


Address: 00079 Sun Dew Circle



<b>Listing #</b>	26-7273	<b>Price-List</b>	\$ 229,500
<b>Concessions YN</b>	No	<b>Status</b>	Active
<b>Zip Code</b>	99669	<b>Near</b>	Soldotna
<b>Property Attached/Common Walls</b>	No	<b>Type</b>	Residential
<b>Bedrooms</b>	2	<b>Bathrooms 3/4</b>	1
<b>Garage Spaces</b>	1	<b>Bathrooms Full</b>	0
<b>SF-Res</b>	1,601	<b>Total Bathrooms</b>	1
<b>Bathrooms Half</b>	0	<b>Latitude</b>	60.496281
<b>Year Built</b>	1997	<b>Longitude</b>	-151.186212

**MLS Area:** 310 - Kalifornsky Beach  
**Borough/Census Area:** 1B - Kenai Peninsula Borough  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:** Stephan  
**Zoning:** UNZ - Not Zoned

<b>School-Elementary</b>	K-Beach	<b>School-Middle</b>	Skyview	<b>School-High</b>	Soldotna
<b>SF-Lot</b>	48,352	<b>Acres</b>	1.11	<b>Lot Area Source</b>	Tax Authority
<b>SF-Res</b>	1,601	<b>SF-Gar</b>	216	<b>Building Area Source</b>	Tax Authority
<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	N/A	<b>Energy Rating</b>	
<b>Tax ID</b>	05528230	<b>Taxes (Estimated)</b>		<b>Tax Year</b>	
<b>Year Built</b>	1997	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	<b>Short Sale</b>	No
<b>List Price/SqFt</b>	143.35	<b>Sold Price/SqFt</b>		<b>Remote Description</b>	

**Directions:** K Beach to Murwood to left on Dana Bayes, right on Miracle, left on Sun Dew. Home on the right.  
**Legal:** Cotton Wood Acres No 1 Resub Lots 1,2,5,6, & 7 Bk 3& Lots 1&2 Bk 4 Lot 2-B Bk4  
**Public Remarks:** Owner-built 2-bedroom, 1-bath home with 929 sq. ft. and a 672 sq. ft. partially finished basement that would make a great family room, hobby area, or bonus space. Recently refreshed with exterior paint, repairs, and improvements. Sold AS IS; buyers are welcome to conduct inspections for their discovery only. Owner financing available with a substantial down payment. Possible conventional financing  
**Confidential:** All financing costs will be the buyer's full responsibility. Seller will review all offers and make a decision by 3:00 PM on Jun 22nd. Turn Key, everything in the home stays. Move right in!

<b>Residential Type:</b> Single Family Res	<b>Heating:</b> Floor Furnace; Natural Gas; Wood Stove	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame	<b>Sewer Type:</b> Septic Tank	<b>To Show:</b> Call Listing Licensee
<b>Exterior Finish:</b> Wood	<b>Water Source:</b> Well	<b>Contract Particulars:</b> For Sale Sign Posted
<b>Roof Type:</b> Metal	<b>Dining Room Type:</b> Area	<b>Listing Terms Financing:</b> Cash; Conventional; Owner Finance
<b>Foundation Type:</b> All-Weather Wood	<b>Access Type:</b> Gravel	<b>Mortgage Info:</b> EM Minimum Deposit: 5,000
<b>Miscellaneous:</b> Basement Status: Partially Finished	<b>Topography:</b> Level	
<b>Floor Style:</b> Ranch-Raised	<b>Wtrfrnt-Frontage:</b> None	
<b>Garage Type:</b> Detached		
<b>Carport Type:</b> None		

**Features-Interior:** Basement; BR/BA on Main Level; Electric; Workshop; Washer &/Or Dryer Hookup  
**Appliances:** Range; Dryer; Washer  
**Flooring:** Carpet  
**Features-Additional:** Private Yard; Landscaping

<b>Date-Listing</b>	06/17/2026	<b>Showing Service</b>	None
<b>Date-Expiration</b>	12/09/2026	<b>Price-Original List</b>	\$ 229,500
<b>Agent Days On Market</b>	0	<b>Date-Status Change</b>	06/17/2026
<b>Sellers Name</b>	Stephan / Russo	<b>Contact Name</b>	Debbie Bagley
		<b>Contract Type</b>	Exclusive Right To Sell
		<b>Contact Phone #</b>	907-398-1830

**LL1:** Debbie Bagley, GRI (907) 398-1830 (907) 398-1830  
**LO:** Redoubt Keller Williams Realty Alaska Group(907) 262-8855

	<i>Provided as a courtesy of</i>	Mobile - (907) 398-1830
	<b>Debbie Bagley, GRI</b>	Direct - (907) 398-1830
	Redoubt Keller Williams Realty Alaska Group	Office - (907) 262-8855
	47294 Progress Court, Suite A	<a href="mailto:debbiebagley@kw.com">debbiebagley@kw.com</a>
	Soldotna, AK 99669	

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2026 MLS and FBS. Prepared by Debbie Bagley, GRI on Wednesday, June 17, 2026 2:52 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



THE STATE

of

ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property\* located in the Recording District, Judicial District, State of Alaska as listed below.

Recording District:	Kenai
Legal Description:	Cottonwood Acres Addn No 1 Resub Lots 1,2,5,6, an7 Bk 3 & lots 1 & 2 Bk 4 Lot 2-B Bk 4
Property Address/ City/Other:	35579 Sun Dew Circle Soldotna Ak 99669

\*Residential real property means any single-family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3) and AS 34.80.090.

**Exemption for First Sale:** Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

**Waiver by Agreement:** Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

**Violation or Failure to Comply:** A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

35579 Sun Dew Circle
Soldotna Ak 99669

Seller's Initials
Date
Property Address
Buyer's Initials
Date

**PART I Seller's Information Regarding Property**

**Property Type**

Property Type:  Single     Zero Lot Line/Town House     Condominium     Townhome/PUD  
 (Check One)     Duplex (Including single Family with an Apartment)     Other (Please Specify): \_\_\_\_\_

Do you currently occupy the property?     Yes     No    *If yes, how long?* \_\_\_\_\_

If not the current occupant, have you ever occupied the property?     Yes     No    *If yes, when?* 9-2000 to 4-2001  
9-2003 to 12-2003

\*Year Property was Built: Started in 1997

\*If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-Based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family from Lead in Your Home" pamphlet. The pamphlet can be found online at [EPA.Gov/Lead/Real-Estate-Disclosures-about-Potential-Lead-Hazards](http://EPA.Gov/Lead/Real-Estate-Disclosures-about-Potential-Lead-Hazards)

**Construction Overview:**     Wood Frame     Manufactured     Modular     Other: \_\_\_\_\_

**Foundation:**     Masonry Block     Poured Concrete     Treated Wood     Piling     Other: \_\_\_\_\_

**Name of Original Builder (If Known):** John Stephan

**Property Feature Defects**

*Check all items that have known defects or malfunctions. Describe the defect or malfunction on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).*

<input type="checkbox"/> Auto Garage Door Opener(s)	<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Microwave(s)	<input type="checkbox"/> Storage Shed	<input checked="" type="checkbox"/> Window Screens
<input type="checkbox"/> Barbecue	<input type="checkbox"/> Generator	<input checked="" type="checkbox"/> Oven(s)	<input type="checkbox"/> Stove(s), Pellet	<input checked="" type="checkbox"/> Wood Stove(s)
<input type="checkbox"/> Central Vacuum Installed	<input checked="" type="checkbox"/> Generator Hook-Up	<input type="checkbox"/> Paddle Fan(s)	<input type="checkbox"/> Trash Compactor(s)	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> CO Detector(s)	<input type="checkbox"/> Greenhouse	<input checked="" type="checkbox"/> Refrigerator(s)	<input checked="" type="checkbox"/> T.V. Antenna	
<input type="checkbox"/> Cooktop(s)	<input type="checkbox"/> Hot Tub	<input checked="" type="checkbox"/> Rods & Blinds <u>Some</u>	<input checked="" type="checkbox"/> Washer(s)	
<input checked="" type="checkbox"/> Dishwasher(s)	<input type="checkbox"/> Hot Tub Cover	<input type="checkbox"/> Satellite Dish	<input checked="" type="checkbox"/> Water Filtering System	
<input checked="" type="checkbox"/> Dryer(s)	<input type="checkbox"/> Instant Hot Water Dispenser	<input type="checkbox"/> Security System	<input checked="" type="checkbox"/> Water Softener	
<input type="checkbox"/> Fire Alarms	<input type="checkbox"/> Intercom	<input checked="" type="checkbox"/> Smoke Detector(s)	<input checked="" type="checkbox"/> Window Blinds <u>Some</u>	
<input type="checkbox"/> Freezer(s)	<input type="checkbox"/> Jetted Tub	<input type="checkbox"/> Steam Shower Room	<input type="checkbox"/> Window Rods	

**Comments:** \_\_\_\_\_

PS <sup>Initial</sup> AR    6-9-26    35579 Sun Dew Circle    Soldotna    Ak    99669    \_\_\_\_\_    \_\_\_\_\_  
 Seller's Initials    Date    Property Address    Buyer's Initials    Date



**PART II Documentation** *(continued)*


Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$		<input type="checkbox"/>
Electric	\$ 175.00 month	HEA 2025/2026 Renter estimated Average	<input type="checkbox"/>
Gas	\$		<input type="checkbox"/>
Oil	\$	# of Gallons	<input type="checkbox"/>
Propane	\$		<input type="checkbox"/>
Refuse	\$		<input type="checkbox"/>
Security Alarm Systems	\$		<input type="checkbox"/>
Sewer	\$		<input type="checkbox"/>
Water	\$		<input type="checkbox"/>
Wood	\$		<input type="checkbox"/>
Other	\$		<input type="checkbox"/>

**PART III Additional Information**

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? For any "Yes" answer, indicate the relevant item number and explain the condition on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

	Yes	No	UNK
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do you know of any street or utility improvements planned that will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Road maintenance provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provided by: <u>KPB</u>			



6-9-26  
 Date
 

 35579 Sun Dew Circle  
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 Property Address
 

 Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

**PART III Additional Information** *(continued)*

		Yes	No	UNK
4. Is the property currently rented or leased?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, expiration date:				
5. Is there a homeowner's association (HOA) for the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, HOA Name:		HOA Phone Number:		
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive		Monthly Dues: \$ _____ per _____		
Are there any levied or pending assessments?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of person responsible for issuing resale certificate:		Phone Number:		

**Setbacks/Restrictions**

		Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences and driveways, whose use or responsibility for maintenance may affect the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there subdivision conditions, covenants, or restrictions?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are you aware of any nonconforming uses of this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are you aware of any deed, or other private restrictions on the use of the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are you aware of any variances being applied for, or granted, on this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are you aware of any easements on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FS AR      6-9-26  
 Seller's Initials      Date

35579 Sun Dew Circle  
 Soldotna Ak 99669

Buyer's Initials      Date

**PART III Additional Information** *(continued)*

**Heating System(s)**

Check all types that apply:

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Boiler System   | <input type="checkbox"/> Geo Thermal         | <input checked="" type="checkbox"/> Monitor/Toyo | <input checked="" type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Electrical Heat | <input type="checkbox"/> Heat Pump           | <input type="checkbox"/> Pellet Stove            | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Forced Air      | <input type="checkbox"/> Hot Water Baseboard | <input type="checkbox"/> Radiant Heat            |  |

Age (Years): 28yrs main Floor Last Cleaned: 8-25 Main Floor Last Inspected: Unk

- Source:
- |  |                                   |   |                                       |
|--|-----------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Coal                                    | <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> Natural Gas | <input type="checkbox"/> Wood         |
| <input type="checkbox"/> Propane Tank which is:                  | <input type="checkbox"/> Leased   | <input type="checkbox"/> Owned                  |                                       |
| <input type="checkbox"/> Oil with _____ Gallon Storage which is: | <input type="checkbox"/> Buried   | <input type="checkbox"/> Above Ground           | <input type="checkbox"/> Other: _____ |

Age of Tank:

**Sewer System**

Yes No UNK

Type:  Public  Private  Community  Other: \_\_\_\_\_

1. Does your sewer system have a lift station/lift pump?  Yes  No  UNK

If Private:  Holding Tank  Septic Tank  Other: \_\_\_\_\_

Drain Field System:  Bed  Crib  Mound  Pit  Trench  Other: \_\_\_\_\_

Innovative Sewer System:  Biocycle  Intermittent Sand Filter  Recirculating Upflow Filter  Secondary Sewer Treatment Plant  Other: \_\_\_\_\_

2. Has the sewer system failed while you owned the property?  Yes  No  UNK

If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).

Age of Sewer System: installed 1998 (28yrs) Location: NE area of property

3. Have you had any work, maintenance or inspections done on the sewer system during your ownership?  Yes  No  UNK

If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).

Approval/Certification Source: \_\_\_\_\_ Date: (If Known) \_\_\_\_\_

4. Are you aware of any abandoned sewer systems, leach fields, cribs, etc., on the property?  Yes  No  UNK

AR <sup>Initial</sup> 6-9-26  
 Seller's Initials Date

35579 Sun Dew Circle  
 Soldotna Ak 99669  
 Property Address

\_\_\_\_\_  
 Buyer's Initials Date

**PART III Additional Information** *(continued)*

**Water Supply**

Type:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Community	<input type="checkbox"/> Other: _____		
	<input type="checkbox"/> Water Tank: Size: _____	<input type="checkbox"/> Shared Well (provide agreement, if any)				
Well Depth (Feet): (If Private)	32'	Flow Rate (Gallons per Minute): (If Private)	UNK	Date Tested:		
Location of Operational Well:	Front East of house					
			Yes	No	UNK	
1. Are there any abandoned wells on the property?	Sandpoint well under entry stairs in crawlspace			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have you had any problems with your water supply?	Sandpoint well replaced approx 2010 by conventional well			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the well failed while you have owned the property?	Sandpoint well approx. 2010 Conventional well drilled 2010			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Have you ever had a well pump problem or failure?	" "			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Do you supply water to, or receive water from, others?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is there a written agreement?				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Do you have a water rights certificate for this property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Water Heater**

Type:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other: _____
Age (Years):	?(1998?)	Capacity (Gallons):	30 gal	

Initial  
  
 Seller's Initials  
 Date: 6-9-26

35579 Sun Dew Circle  
 Soldotna Ak 99669

Property Address

Buyer's Initials

Date

**PART III Additional Information** *(continued)*

**Roof or Other Leakage**

Type:	<input type="checkbox"/> Asphalt/Composition Shingle	<input type="checkbox"/> Cedar Shake	<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other: _____
Age (Years):	14 yrs		Location of Attic Access:	Bedroom Closet	
					Yes No UNK
1. Are you aware of any ice damming on the roof?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location:					
2. Are you aware of any water leaking into the home? (i.e., windows, lights, fireplace, etc.)					<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
If yes, provide location:					

**Fireplace and/or Woodstove**

Type:	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas/Propane	<input type="checkbox"/> Pellet	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other: _____
Date Chimney(s) Last Cleaned or Serviced:	UNK		Cleaned or Serviced By:		

**Freeze-Ups**

					Yes No UNK
1. Have you had any frozen <u>water lines</u> , sewer lines, drains, or heating systems?					<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					
2. Are there any heat tapes, heat lamps, or other freeze prevention devices?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location and explain use:					
Freezeups) water supply lines to toilet/shower - NE corner of Basement.					

**Drainage**

					Yes No UNK
1. Are you aware of ever having any water in the crawl space, basement, or lower level?					<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					
If yes, how was the problem resolved?					
<input type="checkbox"/> Sump Pump(s) <input type="checkbox"/> Curtain Drain <input type="checkbox"/> Rain Gutter/Extension <input type="checkbox"/> Other: _____					
Date Problem was Resolved:		Location of Each Sump Pump:			
2. To where does the water drain after it leaves the sump pump?					
3. Are you aware of any issues with high water table?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					

<i>PS</i>	<i>AK</i>	<i>6-9-26</i>	35579 Sun Dew Circle Soldotna Ak 99669	
Seller's Initials	Date	Property Address	Buyer's Initials	Date

**PART III Additional Information** *(continued)*

	Yes	No	UNK
3. <i>If gutters, where do downspouts discharge?</i>			
4. Is there a floor drain in the structure, including garage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, where is it located and where does it drain to?</i>	<i>Gravel drains in Basement</i>		

**Inspection**

	Yes	No	UNK
1. To the best of your knowledge, has the property been inspected by an engineer/home inspector?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).</i>			
2. Has there been any energy rating on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, year conducted?</i>			
3. Energy Rated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>If known, Energy Rater?</i>			

**Encroachments**

	Yes	No	UNK
1. Does anything on your property encroach (extend) onto your neighbor's property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does anything on your neighbor's property encroach onto your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Concerns**

	Yes	No	UNK
1. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water, or by-products from the production of methamphetamines on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any mildew or mold issues affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, number of tanks:</i>			
4. Are you aware if the property is in an avalanche zone/mudslide area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Have you ever filed an insurance claim for any environmental damage to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>AR</i> Seller's Initials	<i>6-9-20</i> Date	35579 Sun Dew Circle Soldotna Ak 99669 Property Address	_____ Buyer's Initials	_____ Date
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**PART III Additional Information** *(continued)*

**Flood Zone Designation**

	Yes	No	UNK
1. Is this property in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? <i>skylite</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are you aware if the property has flooded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Soil Stability**

	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any drainage, or grading problems that affect this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Constructions, Improvements/Remodel**

	Yes	No	UNK
1. Have you remodeled, made any room additions, structural modifications, or improvements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please describe: Front South wall pier supports &amp; North wall entry ramp.</i>			
Was the work performed with necessary permits in compliance with building codes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Was a final inspection performed, if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any open building permits for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Pest Control or Wood Destroying Organisms**

	Yes	No	UNK
1. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, bed bugs, etc. in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, when?</i>			
<i>Where?</i>			
<i>What type?</i>			
<i>If yes, describe what was done to resolve the problem:</i>			

*PS* <sup>Initial</sup> *AR* *6-9-26*  
 Seller's Initials      Date

35579 Sun Dew Circle  
 Soldotna Ak 99669  
 Property Address

Buyer's Initials      Date

**PART III Additional Information** *(continued)*

				Yes	No	UNK
2. Has there been damage in the past resulting from termites, ants, insects, <u>squirrels</u> , rodents, etc. in the structure?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, when?	pr 2022	Where?	soffits	What type? chewing		
If yes, describe what was done to resolve the problem:				hardware screens installed in soffits		

**Other**

				Yes	No	UNK
1. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any human burial sites on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any smoking of any kind inside the property during your ownership?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Noise**


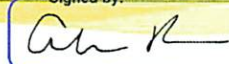
				Yes	No	UNK
1. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, racetracks, neighbors, etc.?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).						


**Pets**

				Yes	No	UNK
1. Have there been any pets/animals in the house?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how many and what type?	dogs + cats at different times					

**PART IV Agreement**

I/We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller Signature:		Date:	6-9-2026
Seller Signature:	 <small>Signed by: 569818472468451</small>	Date:	6/11/2026   13:51 PDT

PS  6-9-26  
 Seller's Initials      Date

35579 Sun Dew Circle  
 Soldotna Ak 99669  
 Property Address

Buyer's Initials      Date



THE STATE

of

**ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

**Real Estate Commission**

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](https://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Buyer's Notice and Receipt of Copy

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: <https://dps.alaska.gov/Home>

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.



The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects.



The Licensee bears no responsibility for the condition of the property irrespective of whether an inspection was conducted or not.



I, the Buyer, certify that I have read and received a signed copy of the State of Alaska Residential Real Property Disclosure Statement from the Seller or any Licensee involved or participating in this transaction.

Buyer Signature:		Date:	
Buyer Signature:		Date:	

Initial  
  
 Seller's Initials  
 Date: 6-9-26

35579 Sun Dew Circle  
 Soldotna Ak 99669  
 Property Address

Buyer's Initials  
 Date



THE STATE

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550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

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Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

**Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement**

Use this page to:


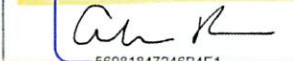
- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or update this disclosure form.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

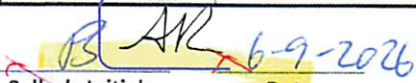
List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.	
Page Number	Item/Explanation
#3	Water damage to floor from leaking washing machine Repaired 2010?
#3	Basement heater replaced 2024 with Rinnai NG.
#3	Skylite cracked by earthquake 2017-20?
#3	Living room front center window has broken seal.
#7	New well drilled approx 2010 by Kraxburger Well Drilling, See Additional Addendum notes on attached pg.

I/We (Seller(s)) certify that the information in this Addendum/Amendment to the Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller Signature:		Signed by: <b>Paul Stephan</b>	Date:	<b>6-9-2026</b>
Seller Signature:		<b>Alison Russo</b>	Date:	6/11/2026   13:51 PDT

I/We (Buyer(s)) have received a copy of this Addendum/Amendment to the Disclosure Statement.

Buyer Signature:		Date:	
Buyer Signature:		Date:	


35579 Sun Dew Circle  
Soldotna Ak 99669  
 Seller's Initials      Date      Property Address      Buyer's Initials      Date

## Additional Addendum Notes

35579 Sundew Cr.

This house was constructed over an extended period of time. Construction began in the Fall of 1993. Construction was completed to a basic stage by 1997/1998.

The trusses for the roof are homemade and are not structurally engineered. They showed noticeable sagging after the first heavy snow while the house was unfinished and still under construction. After adding log purlins in the living room area and additional framing in the bedroom area of the house as construction progressed, no noticeable additional sagging has occurred since the basic completion of the house in 1997/1998.

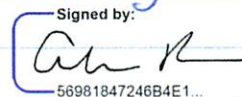
Water was first supplied by a shallow well (hand dug) <sup>sandpoint</sup> located under the arctic entryway. It never performed well and was eventually replaced by the current well around 2010. The current well was drilled to 32' with a submersible pump by Kraxberger well drilling. It is located on the East side of the house in front of the kitchen window.

Septic was professionally installed, maybe by Jackson Construction (now no longer in business). Not sure of exact date but was installed by the time of basic house completion in 1997-1998. Septic has been pumped ~~once in the last~~ in Aug. 2023.

Paul Stephan  
6-9-2026

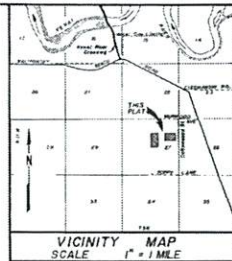
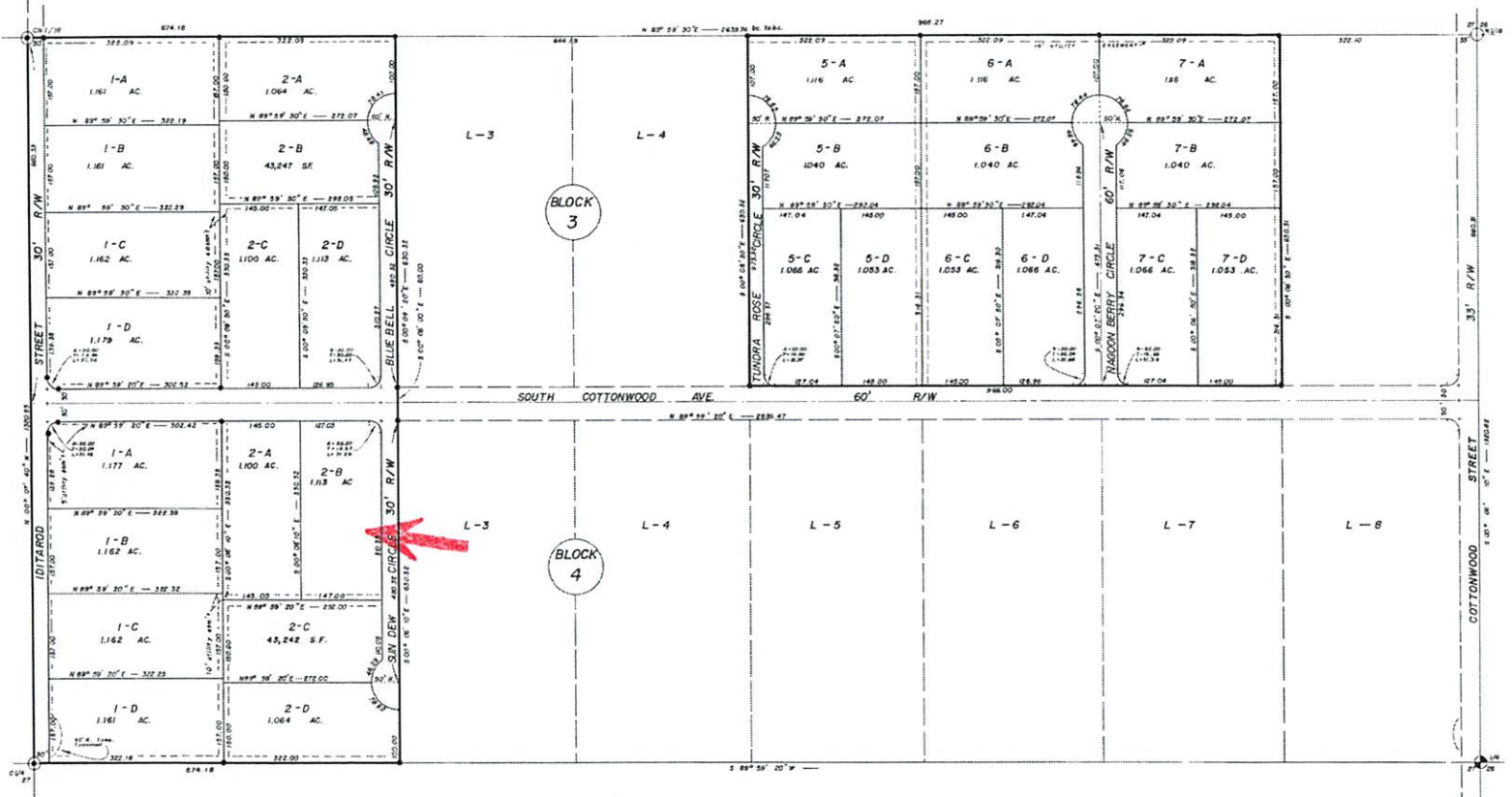


Alison Russo

Signed by:  
  
 56981847246B4E1...

KU 78-199

COTTONWOOD ACRES SUBD. AMENDED



**LEGEND AND NOTES:**

- Found G.L.O. monument
- Found official survey B.C. (R.C.U.)
- Found official survey as monument (G.O.-S)
- Found 1/2" x 24" steel rebar
- Set 1/2" x 24" steel rebar at all corners.

All bearings refer to the east boundary of sec. 27 as being S 00° 06' 10" E datum of record. (K-75-76)

All lots are subject to a 30' wide setback along all dedicated R/W's.

All wastewater disposal systems shall comply with existing law at time of construction.

78-199  
 RECORDED FILED  
 HALL, REC. DEPT.  
 DATE 10-9-78  
 TIME 11:52 A.M.  
 NOTARY PUBLIC



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

*Stanley L. Jones* *James L. Jones* *Donald H. Simpson*  
 Box 47, Sterling, AK. Imogene L. Sotters  
 Kenneth Simpson

**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn before me this 9th day of January, 1978.  
 My commission expires 9-15-81  
*Rebecca B. Malone*  
 Notary Public for Alaska



**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn before me this 9th day of January, 1978.  
 My commission expires 9-15-81  
*Rebecca B. Malone*  
 Notary Public for Alaska

**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn before me this 9th day of January, 1978.  
 My commission expires 9-15-81  
*Rebecca B. Malone*  
 Notary Public for Alaska

**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn before me this 9th day of January, 1978.  
 My commission expires 9-15-81  
*Rebecca B. Malone*  
 Notary Public for Alaska

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that the Briggs Corp. is the owner of this property and request the approval of this plat showing such easements for public utilities, roadways and or streets dedicated by us for public use.

*Nich A. Briggs* *John A. Briggs*  
 Date 1/7/78  
 President Secretary

**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn before me this 7th day of January, 1978.  
 My commission expires 4-27-82  
*John A. Briggs*  
 Secretary Public Notary Alaska



PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of *1/7/78*, I hereby acknowledge and certify as the official plat, subject to any and all conditions and requirements of ordinance and law governing thereon.

KENAI PENINSULA BOROUGH  
 By *Richard J. Miller*

**RESUBDIVISION OF LOTS 1,2,5, 6,7 BLOCK 3 AND LOTS 1,2 BLOCK 4 COTTONWOOD ACRES SUBDIVISION ADDITION NO. 1**

IRVIN S. CRENSHAW, ET AL., OWNER  
 Box 366, Soldotna, AK.  
 DESCRIPTION  
 34,424 ACRES SITUATED IN LOTS 1,2,5,6,7 BLOCK 3 AND LOTS 1,2 BLOCK 4 COTTONWOOD ACRES SUBD. ADD. NO. 1 AND THE 1/2 ME IN SEC 27, T5 N, R14 W, S.M. AK. AND THE KENAI PENINSULA BOROUGH.  
 Surveyed by *McLain & Associates, R.L.S.*  
 Soldotna, AK.

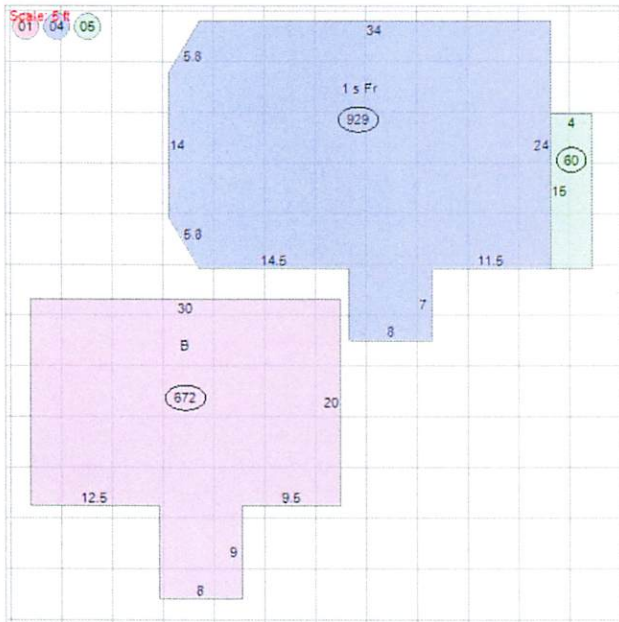
DATE 7/18 - 9/22/77 SCALE 1" = 400' BK. NO. 77-26

### Residential Floor Area

Extension	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Treated Wood	Basement	B	672	0
R01	Wood frame	Floor Level	1.0	929	929
				1601	929

### Commercial Features

Extension	Code	Description	Area (sq. ft.)
R01	WDDK-R		60.00



Building image (1 of 1)