

7400 N. McCarrey Street, Palmer, AK 99645

Property Improvements & Rebuild Summary

While the original property was assessed as a 1977 residence on approximately 4.45 acres, the current home is the result of a **complete rebuild completed in 2023**, not a simple renovation or remodel.

Complete Rebuild Completed in 2023

The home was rebuilt from the ground up, including:

- New foundation
- New electrical systems throughout
- New plumbing systems throughout
- New walls and structural components
- New roofing system
- New insulation and interior finishes
- New mechanical systems
- Fully completed construction and finishing work

This was a comprehensive reconstruction that transformed the original structure into a modern home with updated building systems and amenities.

Heating & Mechanical Upgrades

- **In-floor radiant heating throughout the home**
- **In-floor radiant heating in the garage**
- Water filtration system installed
- **26KW Kohler whole-home generator** available for inclusion with the sale (negotiable)

Basement Improvements

- Basement has been **fully finished**, creating substantial additional living space.

- The basement was previously identified in earlier assessor records as unfinished and has since been completed, significantly increasing the home's functional square footage and usability.

Exterior Improvements

- All new gutters installed
- Grading and gravel improvements completed to enhance drainage and access
- Extensive landscaping improvements
- Removal of large trees that previously obstructed the property, improving views, sunlight, and usable space
- Additional screens installed throughout the home

Specialty Features

- Professionally equipped photo studio
- Studio includes lighting systems, accessories, and related equipment
- Studio equipment may be available for inclusion with the sale, depending on buyer interest and offer terms

Property Highlights

- Approximately 4.45-acre parcel
- Complete rebuild completed in 2023
- Modern infrastructure and mechanical systems
- Radiant in-floor heat in both the home and garage
- Finished basement adding substantial functional living space
- Backup power capability with available 26KW Kohler generator
- Extensive site work, landscaping, and property enhancements
- Professional photography studio setup available

Seller's Notes

This property should be viewed as a substantially rebuilt residence rather than a remodeled 1977 home. Major systems, structural components, finishes, and improvements were completed during the 2023 reconstruction, resulting in a modern, turnkey home with significant upgrades beyond the original assessor description.

