

35061 Adell Ave

Sterling AK 99672

Utility Overview

Property has 3 water wells, 4 electric meters and 3 gas meters and shared septic.

- Main House, Barn and Small Cabin/Hobby shed share utilities and well.

Main House

- 3 bedrooms, office, craft/sewing area and full bath upstairs
- Kitchen/dinning, living room, large laundry/mud/canning room with pantry and ¾ on main level.
- 2 natural gas heaters
- Natural gas on demand water heater
- All window coverings stay
- Bedroom and living rm TVs can stay
- Dining area cabinet/pantry is freestanding
- Dishwater, Stove and main fridge included.
- Outside:
 - 2 water spickets
 - RV dump
 - 8X10 covered shed

Mother-In-law/Rental House

- Rental house has own gas, electric and well
- 3 bed, 1 bath
- Natural gas heater
- Electric water heater
- Washer & Dryer hookup (gas and electric)
- 220v baseboard aux heater in bathroom (independent thermostat)

32x40 Shop

- Shop has separate electric meter and propane for overhead shop heater. (if operating business allows for write off).
- In floor radiant heat
 - Closed loop
 - 2 zones (wood shop and auto shop)
- Overhead propane space heater
 - Activated with timer switch (up to 60 minutes)
- Woodstove with fan (thermostat controlled)
 - Ducting with fan for distribute heat to woodshop (thermostat controlled)

- Overhead fans
 - Controlled with thermostat to turn on and blow heat back down
- 3” spayed foam insulation
- 9000 lbs. automotive lift
- 220v welder outlet
- Built in workbench w/ miter saw
- French cleat tool storage walls
- Moveable lights in wood shop
- Lumber storage
- 12’ x 12’ shop door
- Plumbed for a bathroom to include sink, shower and toilet.
 - Behind shop there is two though footer pipes to plumb water in and sewer out.
- Shop floor drain is plumbed to a plastic sump outside.

Gravel Pad/RV parking

- Gravel pad has separate gas, electric and well
 - There was a mobile home here for 16 years (removed in Oct 2023).
 - Could easily build another rental or add another modular/mobile home structure.

Small Cabin/Hobby shed

- Shared main house power
- Natural gas Heater
- Lofted w/pull downstairs

Barn

- Shared main house power
- Insulated Heated Room
- 2 goat stalls
- Chicken coop w/outside run
- 9 nest boxes
- Loft
 - 6 rabbit cages