

# The Luxury Cabin

29 ± Acres

Kodiak Island Borough

\$3,950,000



HAYDEN  OUTDOORS™



# The Luxury Cabin

TOTAL ACRES:  
29.95

PRICE:  
\$3,950,000

COUNTY:  
Kodiak Island  
Borough

CLOSEST TOWN:  
Kodiak, CO



*Presented by*



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**REAL ESTATE**







## Property Summary:

The Luxury Cabin at Cliff Point Estates sits atop a scenic cliff overlooking the beautiful Chiniak Bay on Kodiak Island, Alaska. Boasting private beach access on 30± pristine acres with spectacular ocean views, the Luxury Cabin at Cliff Point Estates offers everything one could want in luxurious Alaska living.





## Activities & Amenities

Beach Access  
Boating/Sailing/Rafting  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Waterfowl  
Skiing/Snowmobiling/  
Snow Sports  
Timber  
Waterfront

## Land Details

Total Acres: 29.95  
Zoning: RR2-Residential  
Topography: Rolling Hills,  
Oceanfront Access, Steep  
Cliffs, Timbered Slopes  
Source Of Lot Size:  
Assessor/Tax Data

## Building Details

Homes: 1  
Finished Sqft: 2,348 Sf.  
Bedrooms: 3  
Bathrooms: 3  
Year Built: 2019  
Outbuildings: 0  
Other Improvements: Carriage House,  
Outdoor Fireplace w/ Ocean Overlook,  
Covered Patio, 3-Bay Garage





## Location:

Located in the gorgeous 'Emerald Bay' neighborhood, the Luxury Cabin has a gated entrance, 1000' gravel driveway and incredible beach access. The surrounding area teems with opportunities for fishing, hunting, hiking and kayaking, all within minutes of nearby services and amenities. Chiniak Bay is known for its abundant marine wildlife, including whales, seals, otters, waterfowl, and BIG fish. Depending upon the time of year, you can fish for all five species of salmon, as well as halibut, lingcod, rock fish and yelloweye.







## The Cabin

The cabin itself features over 2,100 square-feet of cozy living space, a custom Timberframe construction, full carriage house, 3-bay garage and stunning panoramic views. Featuring a unique, two-story layout with 2 master suites and 2.5 bathrooms, the entire home is thoughtfully designed for extreme energy efficiency and exceptional living. The main level of the cabin boasts an expansive kitchen, grand Glacier stone fireplace, reclaimed heart pine wood floors, vaulted ceilings and large french doors leading to the picturesque outdoor patio which overlooks the Pacific Ocean.

Well-appointed finishes add to the beauty and appeal of this incredible home; including knotty alder cabinets and trim, hickory ceilings with open heartwood beams, “Café Black Stainless” appliances, beautiful white quartz counters and more!











## Cabin Features:

Pella windows and doors and contemporary light fixtures contribute to the astounding lighting throughout the home. On the upper level of the cabin there is a nice office sitting area with a full bedroom and full bathroom. A covered outdoor walkway leads to the spacious 3-bay garage on the west side of the home. The garage boasts radiant heated floors, custom insulated garage doors, ample work space and a 550 square-foot carriage house built in above.











## Carriage House:

The carriage house is a beautiful one bedroom, one bathroom living space; complete with a full kitchen, full bathroom, master suite and both a living room and dining room area - perfect for family, friends or guests. Outside, enjoy the peacefulness of listening to the ocean waves or the calm quiet of the surrounding area, all while taking in the magnificent beauty of the vast Alaska wilderness.











### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.







## Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### Hayden Outdoors, LLC

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