

Granite Point Mountain Lodge

5.00 Acres

Kenai Peninsula Borough, AK

\$1,200,000



HAYDEN  OUTDOORS.

Granite Point Mountain Lodge

TOTAL ACRES:

5.00

PRICE:

\$1,200,000

BOROUGH

Kenai Peninsula

CLOSEST TOWN:

Seward, AK



Presented by



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Granite Point Mountain Lodge is located 15 miles outside of Seward, Alaska on Resurrection Bay offering an opportunity to own a scenic and productive lodge with ocean views. Consisting of 4 cabins and one main lodge across 5 acres, this turn key operation sits on top of a vertical 150 foot cliff with a unique terrain presenting the chance for endless Alaskan adventure.

Land

Granite Point Mountain Lodge is a dream destination for tourists. With its sprawling 5-acres, it offers a one of a kind experience in nature. The diverse terrain, ranging from dense rainforest to serene beachfront, promises a variety of experiences for visitors. With incredible ocean views from every corner of the property, it's sure to leave a lasting impression on anyone fortunate enough to stay there. Whether guests are seeking adventure or relaxation, this lodge seems to offer the perfect blend of adventure and relaxation.



Activities & Amenities

Campground
Fishing
House/Cabin
Lodge/Resort
Water Access
Waterfront
Deep Water Access
Hiking/Climbing
Income Producing
Recreational Business
Water View

Land Details

Address: 19698 Iron Door REM SE, Seward,
Alaska 99664, USA
Closest Town: Seward
Total Acres: 5.00
Deeded Acres: 5.00
Leased Acres: 0.00
Include Business?: Yes
Source of lot size: Unknown

Building Details

Homes: 5
Style of Home(s): Cabin
Basement: None



Improvements

Granite Point Mountain Lodge offers an array of charming accommodations, each with its own unique appeal.

The main lodge stands as the heart of the property, providing a cozy retreat with modern amenities. Guests can enjoy the convenience of a gourmet kitchen, powered by renewable energy, and bask in the warmth of the wood stove. With private views of the surrounding ocean coves, it offers a serene escape.

For those seeking a cliffside haven, Fox Den provides a rustic yet comfortable retreat. With a kitchenette, two queen beds, and a spacious deck boasting breathtaking views, it's the perfect spot to unwind after a day of exploration.

Pepper Creek cabin offers a beachside oasis, where guests can fall asleep to the soothing sounds of the ocean. With a loft, covered porch, and basic kitchen amenities, it provides a cozy refuge for up to four guests.

Lastly, Wolf Ridge offers a truly unique experience nestled within the rainforest. Accessible via a scenic 20-minute hike, this cabin features custom finishes, a rain-dependent water system, and panoramic views from its large deck. With a wood stove for heating and a queen bed upstairs, it's an ideal retreat for nature enthusiasts.


Lastly, The Ledge which is the newest built cabin is a cozy remote cabin that overlooks the ocean from the top of a 100' cliff. This cabin is only accessible by boat or helicopter from Seward which gives a unique adventure. Finished with a queen bed, covered porch, and a small kitchen, The Ledge offers the true Alaskan experience.

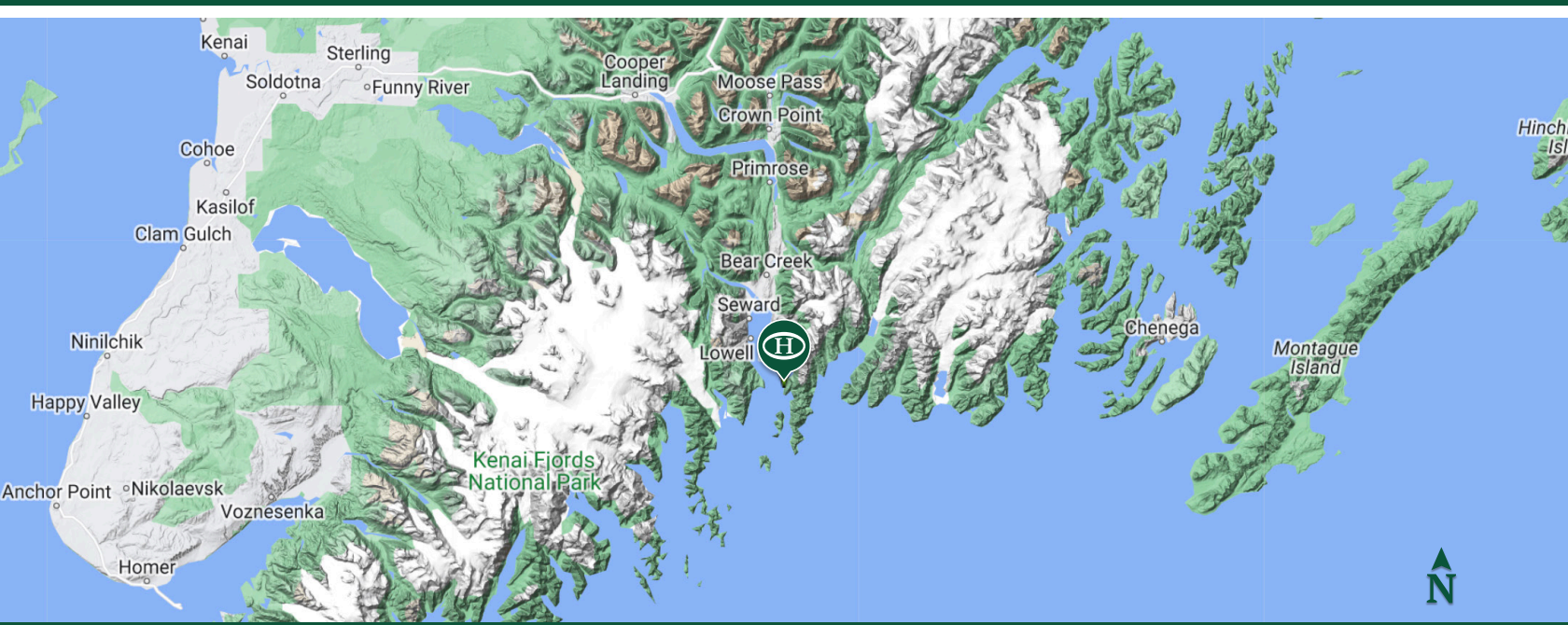
No matter which cabin guests choose, they're sure to be entertained by the surrounding area.





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

 Boundary





Recreation

Granite Point Mountain Lodge offers a plethora of recreational opportunities, ensuring that every guest can find something to enjoy amidst the stunning natural surroundings.

For water enthusiasts, kayaking and paddleboarding provide a fantastic way to explore the coastline and discover hidden gems like sea caves and tide pools. Fishing enthusiasts will delight in the chance to try their hand at catching salmon in the nearby stream or venture out into Resurrection Bay for a chance to reel in silvers, kings, halibut, and lingcod.

Hiking is a popular activity, with trails winding through the property's diverse terrain, offering opportunities for wild-life viewing and breathtaking vistas. Guests can wander through the dense rainforest or venture down to the private beach, where they can soak in the serenity while exploring sea caves and tide pools.

Depending on the season, guests can also partake in backcountry skiing or offshore fishing, adding an extra layer of adventure to their stay. Whether seeking adrenaline-pumping thrills or peaceful moments in nature, Granite Point Mountain Lodge promises an unforgettable experience for all who visit.

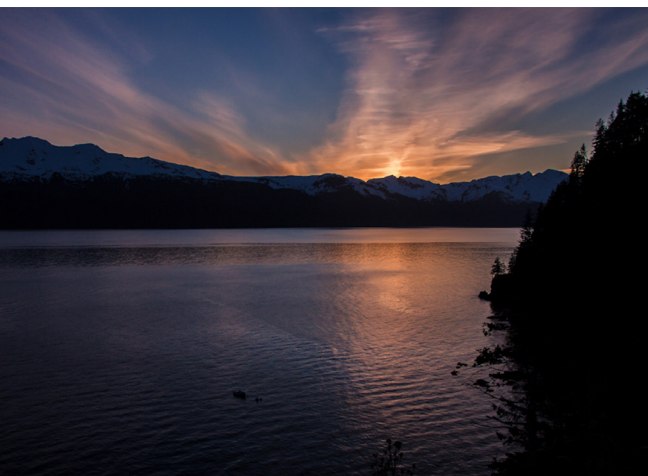




History

Seward, Alaska, named after U.S. Secretary of State William H. Seward, is located at the southern terminus of the Alaska Railroad. It was established in 1903 as the ocean terminus for the railroad and became an important hub for transportation and trade. In 1964, a devastating earthquake struck the region, causing widespread damage. However, the town was rebuilt, and today it serves as a gateway to Kenai Fjords National Park, offering visitors stunning natural beauty and outdoor recreational opportunities. Seward is also known for its annual Iditarod Trail Sled Dog Race ceremonial start and its picturesque waterfront.





Location

Alaska, often dubbed “The Last Frontier,” is indeed a unique state. Here are some fascinating facts about this magnificent state:

- **Area:** Alaska covers a staggering 665,400 square miles, making it the largest state in the United States by area.
- **Acres:** This expansive state encompasses approximately 425,856,000 acres of land.
- **Shoreline:** With an impressive 33,904 miles of coastline, Alaska boasts more coastline than all other U.S. states combined.
- **Lakes:** There are approximately 3,000,000 lakes scattered across Alaska’s rugged terrain, providing ample opportunities for fishing, boating, and recreation.
- **Rivers:** Alaska is crisscrossed by around 12,000 rivers, nourishing its diverse ecosystems and offering habitats for a variety of wildlife.
- **Mountains:** The state is home to 3,174 named mountains, including iconic peaks such as Denali (formerly known as Mount McKinley), the tallest mountain in North America.
- **National Parks:** Alaska boasts 17 national park units, preserving its stunning landscapes, wildlife, and cultural heritage. These include renowned destinations like Denali National Park and Preserve, Glacier Bay National Park and Preserve, and Kenai Fjords National Park.
- **Wildlife Refuges:** There are 16 wildlife refuges in Alaska, providing crucial habitat for a wide array of species, including bears, moose, caribou, and migratory birds.
- **State Parks:** Alaska is home to 156 state park units, offering opportunities for outdoor recreation, camping, and wilderness exploration.
- **Campgrounds:** With 326 campgrounds scattered throughout the state, visitors can find plenty of places to pitch a tent, park an RV, or enjoy a night under the stars in Alaska’s stunning wilderness.

These facts only scratch the surface of Alaska’s natural beauty and wilderness riches, making it a paradise for outdoor enthusiasts and nature lovers alike.

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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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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

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 200 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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