



Glacier City Real Estate News

40th Edition, April 2018

1st Quarter 2018 Property Sales Report
Girdwood / Turnagain Arm
January 1 - March 31, 2018

Seven homes, three condos and two vacant lots sold from January 1st through March 31st, 2018.

Home Sales - 278 Hottentot Mine Road- This cozy little dry cabin came on the market February 20th and sold after three days. The Mine roads are particularly popular for full time residents who enjoy the sunshine. This property will, at some point, require a well and advanced waste water treatment system in order to have water and sewer services. **725 Timberline Drive** entered the marketplace January 6th and went under contract after three days. Located on Timberline just before the hill, this cabin is set back from the road and features an open floor plan, sauna and hot tub off the back deck. It also has a semi-circle driveway. **1978 Alyeska Highway** became available August 23rd, 2017 and sold after 121 days on market. This log home has two parking areas, a large deck and views of the Beaver pond adjacent Glacier Creek. In my professional

opinion, one of the reasons this home took a little longer to sell is its proximity to Alyeska Highway. **171 El Rocko Lane** was listed for sale in MLS January 31st and sold after six days in the marketplace. This updated ranch home has been through quite the makeover, including new stainless appliances, new carpet, new furnace, as well as some new interior paint and light fixtures. Located just south of Bird Creek, this property is set up as a great family home on almost an acre of land. Additional features include an unheated garden/sun room and plenty of parking. Bird Creek and Indian offer a fast commute to Anchorage and typically enjoy more favorable weather than the Girdwood valley. **192 Old West Street** went up for sale September 4th, 2017 and sold after 60 days on market. This property is definitely a diamond in the rough. It is a conforming duplex with a one bedroom downstairs unit and a three bedroom unit upstairs. It is perfect for a local resident who would like to offset the cost of their mortgage. The home is located at the end of a cul-de-sac with excellent southern exposure and plenty of room for

parking. **497 Timberline Drive** was listed September 6th, 2017 and sold after 97 days on the market. The main floor has been extensively remodeled with a new kitchen, large dining room and easy access to multiple outdoor decks. In addition, this home enjoys good southern exposure and has great views of Girdwood valley. **335 Echo Ridge Drive** is located on the downhill side of Echo Ridge and is nestled in the trees. This home listed February 2nd and sold in one day. It features maple cabinets, a viking range, hardwood floors and interesting angular architecture throughout. This sale is indicative of how in demand "ski homes" currently are. This may be due (at least in part) to Girdwood receiving an abundance of snow this winter. *These seven homes sold for an average of 98% of their last active list price after an average of 42 days on the market.*

Property Address Girdwood, AK	Last Active List Price	Days on Market	Bed / Bath	Lot / Res SF
278 Hottentot Mine Road	\$99,000	3	0 / 0	13,860 / 132
725 Timberline Drive	\$275,000	3	2 / 1	12,192 / 855
1978 Alyeska Highway	\$279,000	121	3 / 1	6,050 / 1,371
171 El-Rocko Lane, Indian	\$329,900	6	3 / 2	37,423 / 1,404
192 Old West Street	\$355,000	60	4 / 2.5	7,248 / 1,720
497 Timberline Drive	\$499,000	97	4 / 2	10,000 / 1,904
335 Echo Ridge Drive	\$380,000	1	2 / 1.5	13,636 / 1,390
350 Hightower Road #C206	\$310,000	31	2 / 2	Condo / 1,096
180 Powder Drive #6A	\$320,000	1	2 / 1	Condo / 677
125 Garmisch Road	\$630,000	4	3 / 3.5	Condo / 1,711
351 Echo Ridge Drive	\$113,900	174	Vacant Land	15,581 / 0
000 Chugach Park View #8	\$175,000	700	Vacant Land	110,027 / 0



278 Hottentot Mine Rd.



725 Timberline Drive



1978 Alyeska Hwy.



171 El Rocko Lane



192 Old West St.



497 Timberline Drive



335 Echo Ridge



350 Hightower #C206



180 Powder Dr. #6A



125 Garmisch Road

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Condo Sales - 350 Hightower Road C206 (Snow Raven Condos) listed October 20th, 2017 and sold after 31 days. It was listed For Sale by Owner and a Realtor represented the buyers. Features include tuck under heated garage with storage, gas fireplace and in-floor radiant heat. **180 Powder Drive #6A (Snowbird Condos)** hit MLS on January 26th and sold after one day. Though advertised as a two bedroom condo, it's actually a one bedroom unit in which the sauna was converted into a bunk room. It is nicely remodeled and offers what second homeowners want; something move-in ready near the ski lifts that will sleep a number of people. **125 Garmisch Road (Tebenkof Chalets)** was also listed For Sale by Owner and the buyers were represented by a Realtor. These condos are located just below Chair 4 at the base of Mt. Alyeska. This unit features a garage area that was converted into a ski prep & storage space. It has granite kitchen countertops, a gas fireplace in the living room and a hot tub on the deck. *These three condos sold for an average of 99% of their last active list price after an average of 12 days on the market.*

Vacant Land - 351 Echo Ridge Drive went up for sale July 6th, 2017 and sold after 174 days. This lot has been partially cleared, with water and sewer brought to the building site. The improvements dated back to 2005. **Chugach Park View #8** located in Indian, went up for sale December 7th, 2015 and sold after 700 days on market.

Chugach Park View Estates is a developed subdivision with services on parcels averaging a minimum of 2.5 acres. *With only two vacant land sales this quarter there are no meaningful statistics to be analyzed.*

Broker Summary - Wow! What a winter! I've had more fun watching the relatively new residents of our little ski town who haven't experienced a "real Alaskan winter" play and recreate. It's so nice to see folks outside enjoying the snow. That never hurts sales this time of year and this quarter is no exception. Great skiing and short market times go hand in hand during the winter season. It will be interesting to see what happens this summer. One thing is for sure, Buyers need to be paying attention and have a real estate professional in the local market. The Girdwood real estate market moves quickly and you just never know when something new is going to be put up for sale. Whether you are looking to buy or sell, I am always glad to talk to you. Give me a call if you would like more information about real estate sales in Girdwood, Anchorage or surrounding areas, 907-227-4626.

****Effective May 31st, 2018, Glacier City Realty, Inc. will be operating out of our Anchorage office located at 207 E. Northern Lights Blvd., Suite 122. We pride ourselves on our market versatility, helping buyers and sellers all over the state of Alaska. We look forward to continue serving the Girdwood area for years to come.***



Girdwood Vacation Rental

This is a beautiful, comfortable home in a great location! Perfect for visiting friends and family!

homeaway.com/4929530

Enjoy Girdwood's newest vacation rental, conveniently located near the base of Mt. Alyeska & Daylodge. Featuring four bedrooms, two living areas with gas fireplaces, large kitchen and incredible views of Mt. Alyeska and the Girdwood Valley, it has everything you need- your home away from home! Available for bookings now! Visit the link above or call Glacier City Realty, Inc. at 907-783-1910.

