



# Glacier City Real Estate News

Thirty-fifth edition, January 2017

4th Quarter 2016 Property Sales Report  
Girdwood / Turnagain Arm  
October 1 - December 31, 2016

*Six homes, six condos and two vacant lots sold between October 1st and December 31st, 2016.*

**Home Sales – 336 Cortina Road** entered the market August 1st and sold after 25 days. This home, built in 1980, had an additional story added to the ground floor. The addition included a two car garage, utility room and arctic entry. During the remodel, vinyl siding was also installed. This home features a large loft in addition to three bedrooms and the kitchen was recently upgraded and remodeled. **172 Kitzbuhel Road** came on market May 8th and pended after 130 days. This unique property has also been extensively remodeled. It has one of the best locations in the valley for sunshine and features a bunkhouse and large storage shed on the property. Though this home has a very small kitchen, it has many great features including a warm and inviting living area, sauna and large deck. **170 Huot Circle**, located in Indian (Girdwood/Turnagain Arm is one MLS Area) became available for purchase on July 14<sup>th</sup> and sold after 71 days on the market. Bird and Indian enjoy larger lot sizes and this home was no exception, with over an

acre of land. It features cherry flooring, cedar interior walls, a master bedroom with vaulted ceilings, two new decks and great views of Turnagain Arm. **131 Beirne Street** listed September 12<sup>th</sup> and sold in no time, though it had been on the market previously. This property features a one bedroom mother-in-law apartment upstairs, decks on both levels, and has some versatility with the income potential. **905 Alyeska Highway** came up for sale on July 9<sup>th</sup> and sold after 20 days on market. This unique log home is nestled in the woods and includes an arctic entry and some recent roof work. The floor space is separated into smaller living areas which makes this home a little more “Girdwood funky”. **137 Telemark Way** is reminiscent of the “tiny house” craze sweeping many parts of the Lower 48. It entered the market September 13<sup>th</sup> and had a buyer in only 12 days. The full kitchen is nicely finished and the ¾ bath with shower is relatively spacious for such a small space. At only 400 square feet it’s one of the smallest single family homes to ever sell in Girdwood. **These six homes sold for an average of 97% of their last active list price after an average of 43 days on market.**

**Condo Sales – 130 Taos Road A6 (Silvertip Condos)** This condo

listed September 7<sup>th</sup> and sold the same day. Features of the property include a gas fireplace, vaulted ceilings, a sauna and Jacuzzi tub. The Silvertip condos feature tuck under indoor heated parking and private storage closets in the common area. They enjoy a great location just below Chair 3 off Crystal Mountain Road. **130 Taos Road A8 (Silvertip Condos)** listed October 14<sup>th</sup> and pended in 16 days. This unit has many of the same features as the one previous with several additional upgrades including radiant in-floor heat, a private master suite with oversized walk-in shower and an on-demand hot water heater. Units in this association rarely come available for purchase. However, three of these units came on the market during the fourth quarter of 2016. **330 Hightower Road #B304 (Snow Raven Condos)** This top floor unit entered the market November 18<sup>th</sup> and sold immediately. This was a FSBO (for sale by owner) where a real estate licensee represented the Buyer. **330 Hightower #B306 (Snow Raven Condos)** This top floor end unit came available August 29<sup>th</sup> and pended in 47 days. Each of these units has a similar floor plan with different finishes. Snow Raven, like Silvertip, features tuck under heated garages and has the added feature of

Property Address Girdwood, AK	Last Active List Price	Days on Market	Bed / Bath	Lot / Res SF
336 Cortina Road	\$435,000	25	4 / 1.5	9,851 / 1,824
172 Kitzbuhel Road	\$425,000	130	3 / 2	12,500 / 1,370
170 Huot Circle, Indian	\$419,900	71	3 / 1.5	49,545 / 2,164
131 Beirne Street	\$365,000	0	3 / 3	9,058 / 1,620
905 Alyeska Highway	\$300,000	20	3 / 1.75	19,554 / 1,275
137 Telemark Way	\$205,000	12	1 / .75	10,776 / 400
130 Taos Road #A6	\$369,000	0	2 / 2	Condo / 1,075
130 Taos Road #A8	\$415,000	16	2 / 2	Condo / 1,053
330 Hightower Road #B304	\$290,000	0	2 / 2	Condo / 990
330 Hightower Road #B306	\$310,000	47	2 / 2	Condo / 1,096
360 Hightower Road #16	\$420,000	193	2 / 2.5	Condo / 1,526
120 Snowy Court #6	\$309,000	202	2 / 1	Condo / 920
L3 B9 Timberline Drive	\$169,000	102	Vacant Land	19,741 / 0
L6 B25 Timberline Drive	\$159,000	318	Vacant Land	15,362 / 0



336 Cortina Road



172 Kitzbuhel Rd.



170 Huot Circle, Indian



131 Beirne Street



905 Alyeska Hwy.



137 Telemark Way



130 Taos #A6



130 Taos #A8



330 Hightower B304



330 Hightower B306



360 Hightower #16



120 Snowy Ct. #6

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an elevator and handicapped accessibility. **360 Hightower Road #16 (Glacier Creek Townhomes)** listed May 5<sup>th</sup> and sold after 193 days on the market. Construction on this association was completed in 2013 and we are now starting to see a few units reselling for the first time. This end unit has very nice finishes compared to most of the other units including heated floors, automated blinds and upgraded faucets, sinks and light fixtures. **120 Snowy Court #6 (Snow View Condos)** came online March 29<sup>th</sup> and sold after 202 days on market. This association has made many improvements to the exterior including siding, landings and railings. Its location very near Chair 6 makes it a desirable association. The floor plan in these units are a little broken up, with a stack fireplace that separates the kitchen from the living room. This may help explain the slightly longer marketing time. ***These six condos sold for an average of 98% of their last active list price after an average of 76 days on market.***

**Vacant Land - L3 B9 Timberline Drive** went up for sale on June 9<sup>th</sup> and sold after 102 days. This level, pie shaped lot is located on the outside corner just before the curve as you head up Timberline Drive. It is large enough to accommodate a duplex. **L6 B25 Timberline Drive** listed October 31<sup>st</sup>, 2015 and sold after 318 days on market. It is another nicely located lot just slightly past the corner of Timberline and Alpine Meadows Avenue. ***There are not enough vacant land sales to provide a statistical summary.***

**Broker's Summary** - The residential market was slightly better than it was this time last year. During the fourth quarter of 2015, seven homes, five condos and four vacant land sales took place. You would have to go back to 2014 to see a robust fourth quarter when ten homes, eleven condos and one vacant land listing sold. We are seeing a slow but steady increase in mortgage interest rates. Buyers need to be mindful that as interest rates continue to rise, their purchasing power diminishes. We are already seeing an increased number of qualified Buyers who are ready to make an offer if the right property comes up. Buyers may have been hesitant to purchase property up until recently, due to the lack of snow over the last three winters. This year, winter is off to a good start and we are seeing that reflected in condo sales. When condos hit the market and are near the ski slopes they will sell quickly if reasonably priced. Vacant land is also being impacted. We are seeing an increase in vacant land sales. With such low inventory of homes and condos, more folks are considering building a home to suit their specifications. This is especially true with vacant lots that are zoned multi-family construction.



**138 Brenner Circle, Girdwood**  
Offered at \$715,000  
4 bed / 4 bath  
3,437 s.f. interior / 13,513 s.f. lot  
MLS #16-16987

**Glacier City Realty, Inc. is evolving**  
When you have a small business in a resort community, it's helpful to diversify. Glacier City Realty is owned and operated by Sam and Loretta Daniel, residents of Girdwood for almost 30 years. We provide long-term property management services, own Girdwood Cleaning Company, the only licensed & bonded cleaning company in Girdwood and we are now offering management services for vacation rentals. We currently manage three vacation rentals: 273 Echo Ridge, 177 Cortina and 150 Stowe Drive, and are actively seeking another two or three properties to manage. If you are looking for quality, professional real estate services please give us a call at 907-783-1910 or email us at [info@glacierty.com](mailto:info@glacierty.com).



**L12 B5 Taos Road, Girdwood**  
Zoned gR-4 Multiple Family Construction  
Offered at \$265,000  
12,500 sq. ft.  
MLS #16-18838

**RESIDENTIAL MORTGAGE, LLC**  
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**Ronica Aldrich**  
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