



Cedar Coast Consulting LLC

SITKA SINGLE FAMILY WITH APARTMENT

1304 Edgcumbe Dr. \$454,900

KEY FEATURES

- STYLE:** Single Family with Apartment
- BEDROOMS:** 3/1
- BATHS:** 2/1
- PARKING:** Garage, Caprport On-site
- HEATING:** HWBB, Monitor, Fireplace, Electric
- STORIES:** 2
- LIVING SF*** ±2,281
- LOT SF*** ±11,200
- GARAGE SF*** ±550
- BUILT:** ±1977
- MLS#:**
- ZONED:** R1

More photos on reverse.

**The square footage and property information on this brochure was compiled from various outside sources. The above listed measurements are approximations.*



Convenient to School, Trail, with Opportunity for Extra Income

With a great location, close to Keet Gooshi Heen Elementary and the ball fields, this comfortable home offers opportunity for extra income or a guest apartment for family. The main home has two living areas off of the centrally located kitchen, a spacious master bedroom, and a sliding door to the back deck. A wood detailed arctic entry with window seats is warm and inviting. Access to the apartment is available here as well as a private side entrance. The property is ship shape for the new owner. A double car garage and double carport are available for parking. See more at DavisRealtySitka.com or call us today to schedule a viewing.

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