

# Soaring Eagle Vacation Homes



## *Amenities and Preferred Features...*

- Beautifully situated, four season recreational homes. Private and quiet.
- Oceanfront homes with an incredible snowcapped mountain view with four volcano's on the horizon.
- Breathtaking sunset views as the sun slips behind the Alaska Range and Mount Iliamna to our immediate west.
- American bald eagles soaring along the bluff for the entire summer season.
- Moose are frequent visitors in the neighborhood, always winter on the property and often drop in at quiet times during the summer months.
- Property is fully landscaped with lawn and selection of both perennial and annual Alaska flowers.
- The homes are surrounded by one of the Peninsula's most photographed and finest array of July/August fireweed.
- Berry picking in the area is regarded as excellent.



- Jogging and cycling available on area roads and side streets.
- Each home has full kitchen, bath and fireplace with full array of home quality appliances.
- Homes feature front deck and BBQ. Each is fully furnished with a décor including Alaskan decorator items.
- Homes include telephone and satellite TV
- Each home is served by a wireless, satellite based, high speed, internet connection.
- Each home has additional, secure, dry storage in the parking area of the property.
- Each home is provided with either a washer and dryer or has access to centrally located Laundromat facility.
- Quality home style construction and built to stringent building code.

- Vehicle access to the beach, north at Deep Creek and south at Whiskey Gulch.
- Soaring Eagle Fishing and Adventures maintains pre negotiated arrangements with local fish processors including additional freezer space for the more serious fishermen and hunters.
- The property is staffed with a caretaker all year long and your property is monitored regularly for any unoccupied period of the year.



- Full DEA septic system with a filtered two well system. Water quality and quantity is superior to most Peninsula homes.
- Each existing unit allows for May 2009 new owner occupancy of newly constructed homes completed in the Oct 08 to April 09 period.
- The exterior of all cottages are well maintained and painted on a regular schedule to insure an ongoing near new impression.
- The immediate area is almost entirely developed and features quality homes of significant value. The properties in the immediate area are all governed by covenants.
- The development is centrally located to all Peninsula fishing and adventures. It is within minutes of highly regarded local salmon rivers and both halibut and saltwater salmon trolling with boat launch facilities within ten minutes of the property.
- The development is central to all Peninsula shopping. It is a 30 minute drive to Homer and 45minutes to Soldotna as well as their commuter airports.
- Property features boat parking and fish/clam cleaning facility.
- The property enjoys a lower property tax assessment than the more populated areas of Homer or Kenai/Soldotna.
- The property's common area services include all landscape maintenance and snow removal as required by conditions and owner needs.
- Property management through the homeowners association/property manager coordinate utility start up and shut down as well as off season security and caretaker when unit is not in use.

Soaring Eagle Development Company LLC

John Burns--President

877-567-3273

22185 Sterling Highway - Ninilchik, Alaska 99639

E-Mail [johnburns@soaringeaglevacationhomes.com](mailto:johnburns@soaringeaglevacationhomes.com)