

Olive Home

2.34 ± Acres

Kodiak Island Borough

\$3,750,000



HAYDEN  OUTDOORS™

Olive Home

TOTAL ACRES:
2.34

PRICE:
\$3,750,000

COUNTY:
Kodiak Island
Borough

CLOSEST TOWN:
Kodiak, CO



Presented by



John Herrity

- 📍 Broker/ Sales Manager, Licensed in CO, NE, IA, AK & SD
- ✉️ john@HaydenOutdoors.com
- 📞 970.685.0645



HAYDEN OUTDOORS™
REAL ESTATE





Property Summary:

'The Olive' is a feature home located in the gorgeous Cliff Point Estates development. This spacious 4,600 SF. residence boasts a beautiful and modern layout, with custom finishes, over 2 acres of incredible beach frontage, great privacy and unparalleled views and recreation.



Activities & Amenities

Beach Access
Boating/Sailing/Rafting
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Skiing/Snowmobiling/
Snow Sports
Timber
Waterfront

Land Details

Total Acres: 2.34
Zoning: RR2-Residential
Topography: Rolling Hills,
Oceanfront Access, Steep
Cliffs, Timbered Slopes
Source Of Lot Size:
Assessor/Tax Data
Closest Town: Kodiak

Building Details

Homes: 1
Finished Sqft: 4,600 Sf.
Bedrooms: 4
Bathrooms: 6
Year Built: 2019
Outbuildings: 0
Other Improvements: Outdoor Fireplace
w/ Oceanfront Overlook



About Cliff Point Estates:

Cliff Point Estates offers a rare opportunity to own your own piece of private land located on Kodiak Island's scenic and pristine oceanfront landscape. With more than 400 acres situated minutes from the City of Kodiak, the Cliff Point Estates development offers remarkable custom-built homesites all overlooking the beautiful Pacific Ocean, in an incredible and private gated community and all within minutes of nearby services and amenities.

In addition to the many amenities offered through the local cities, perhaps one of the greatest draws of Kodiak is the Island's renowned recreation. There is no shortage of things to do in the area; from whitewater rafting, kayaking, fly fishing, snorkeling, wildlife watching, hiking, Alpine skiing and so much more, Kodiak's raw, beautiful and unrelenting terrain teems with a variety of opportunities for adventures and experiences.





The Olive Home:

The home comes fully furnished and features unobstructed ocean and mountain views, a timber-frame construction, vaulted reclaimed-wood ceilings, exceptional natural lighting, a grand two-story fireplace, Thermador gourmet kitchen, custom cabinets, quartz counters, in-floor heating, hardwood floors, an expansive deck and great outdoor living space. Uniquely designed by the Cliff Point Estates development team, this wonderful home offers everything one could want in luxurious and peaceful Alaska living.



















Hunting and Fishing:

Along with great nearby recreation and amenities, the Olive Home at Cliff Point Estates boasts tremendous opportunities for hunting and fishing. Alaska is arguably one of the best places on Earth for great hunting and fishing. Kodiak, itself, is a renowned fishing destination that offers access to all five species of salmon, along with halibut, rockfish, cod and trout -- all abundant in the waters near Kodiak Island. Kodiak also boasts some of the best hunting in the world. Home to some of North America's largest and most sought-after game animals, the area is a true hunter's paradise.



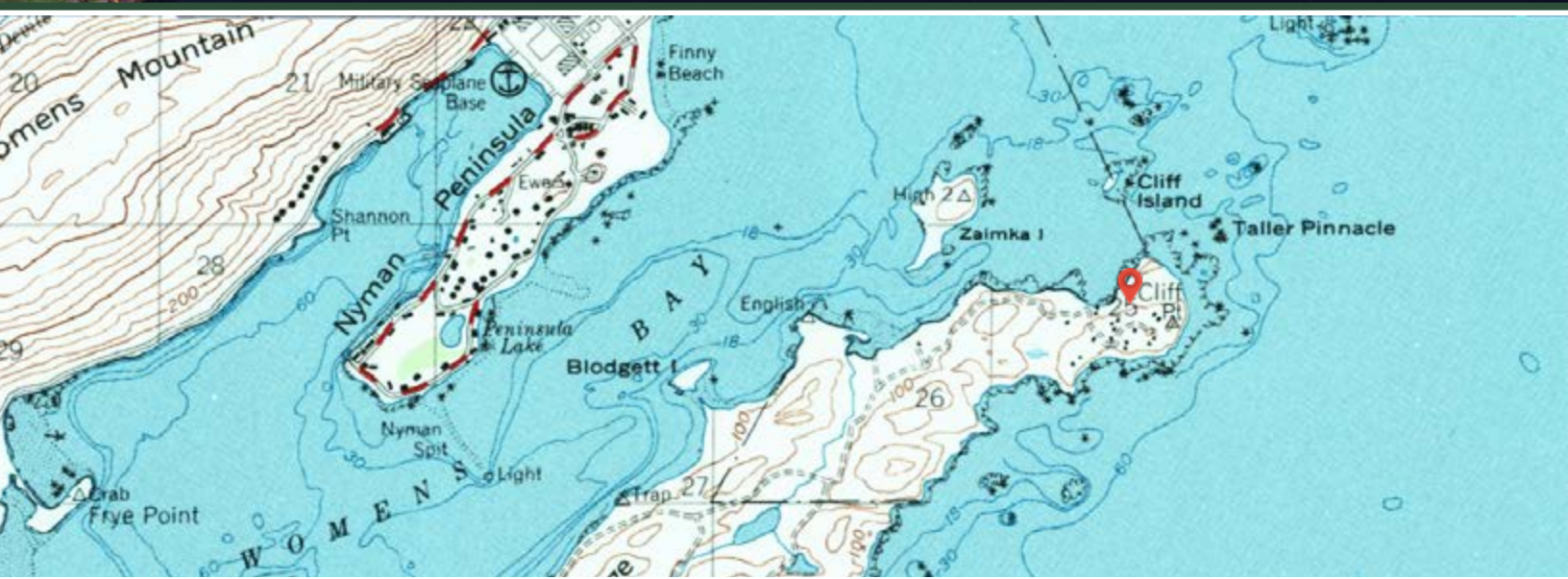





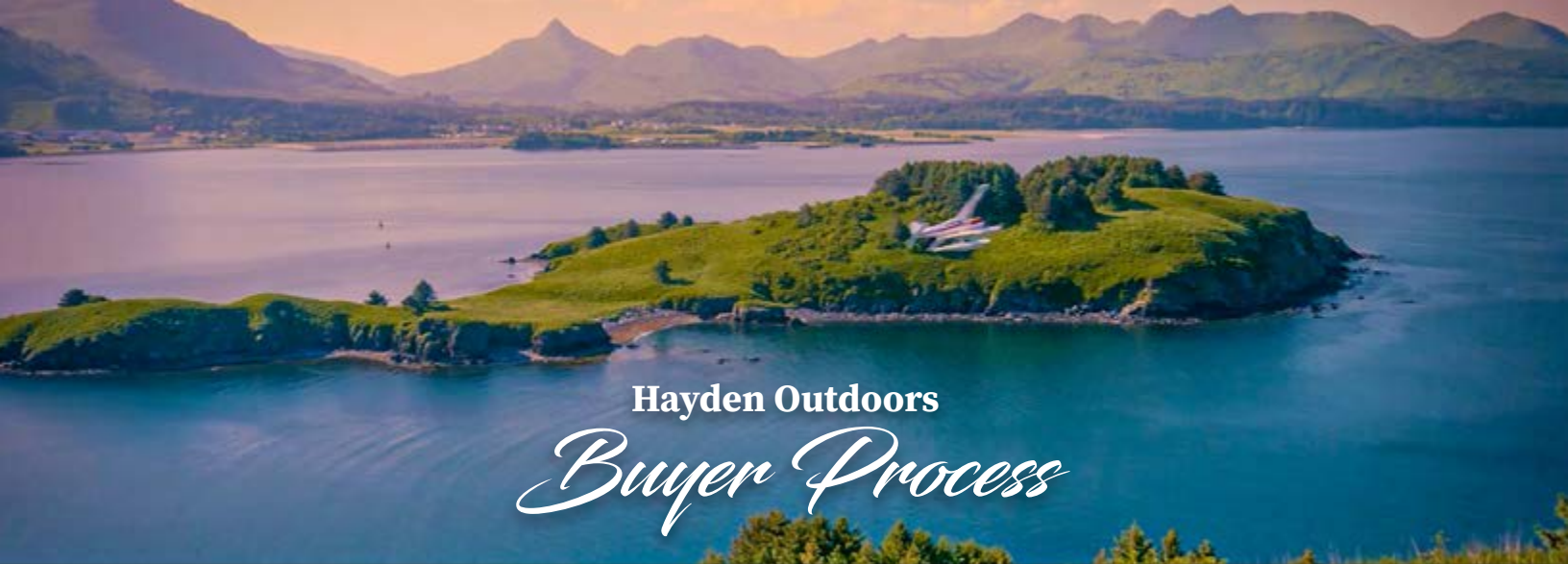


BOUNDARY LINES

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



 Boundary



Hayden Outdoors *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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**HAYDEN
OUTDOORS.[®]
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 150 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

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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