

# Parade of Homes

FALL 2022

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## Dream. Plan. Build.

Saturday, September 17th | 11am-5pm  
Sunday, September 18th | 11am-5pm



MAT-SU VALLEY  
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**1** 15148 E. Washington Boulevard • \$800,000

2,981 SF, 5 bedroom, 3.5 bathroom, luxury home, built like it grew in its surroundings. Featuring an oversized 3-car garage (945 SF), just shy of an acre, 6' soaker tub, two 5' walk-in showers, pantry, all while showcasing majestic views of Pioneer Peak. An open-view balcony above the living room, paved driveway, paved RV pad, RV plug-in, 16' x 10' deck on the back, and so much more!



**Destiny Homes Construction LLC**  
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www.destinyhomesak.com

**EXP Realty LLC**  
Brandy Malcuit  
AblazeAboutAlaska@gmail.com  
(907) 841-2380

**15148 E. Washington Boulevard, Palmer**  
North on the Glenn Hwy; RIGHT on Arctic Avenue, to the Old Glenn. RIGHT on Bodenbug Loop, LEFT on Colonist, RIGHT on Sisters, LEFT on Washington. Sign on the property!



**2** 1634 E. Hidden Ranch Loop • \$394,502

Welcome to Hidden Ranch. This model has an open floor plan with 3 bedrooms, 2 full baths and a 2 car garage. Hidden Ranch offers 1/2 acre lots on city water and city sewer. At Spinell Homes, We've been family owned and operated for more than 30 years. As Alaska's largest home builder, we've built more than 3,200 homes across South Central Alaska.



**Spinell Homes, Inc.**  
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**Keller Williams Realty Alaska Group**  
Stephanie Gamble  
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(907) 354-0277

**1634 E. Hidden Ranch Loop, Palmer**  
From Palmer-Wasilla Highway: take a RIGHT onto Felton, RIGHT onto E Esty Dr., RIGHT on E. Hidden Ranch Loop.

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3

431 N. Bethel Place • \$599,000



Open layout with soaring 2-story ceilings in living, huge windows and tons of natural light. Custom cabinetry and quartz counters throughout. All bedrooms located upstairs.



**Mountain Ridge Custom Homes**  
Casey Kerr  
mountainridge907@gmail.com  
(907) 360-4760

**Keller Williams Realty Alaska Group**  
Liz Steele  
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**431 N. Bethel Place, Palmer**

Head northeast on AK-1 N toward E. Herman road, Turn LEFT onto E. Clair St, Turn RIGHT onto S. Margaret Dr, Turn LEFT onto E. Moore Rd, LEFT onto North Bethel Place. Signs posted.

4

565 N. Bethel Place • \$555,000



Beautiful constructed 2-story home with soaring ceilings and open floor plan. Terra Fina is a beautiful new subdivision in the heart of Palmer that is perfect for commuters with no stop lights to JBER. Solid surface countertops. High quality, water-resistant vinyl plank flooring and tile in entryway, bathrooms and laundry room. 3-car garage.



**Precision Homes LLC**  
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**Signature Real Estate Alaska**  
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**565 N. Bethel Place, Palmer**

North on Glenn Highway, LEFT on Town and Country Lane, RIGHT on Moore Road which turns into Helen Drive, LEFT on Terra Fina Dr, RIGHT on Kingdom, LEFT on Bethel. House on LEFT!

# Stewart Title Yukon Division Proudly Supports our Mat-Su Home Builders

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907.376.2220



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Homeownership builds stronger communities, provides a solid foundation for family and personal achievement, and improves the quality of life for millions of people. It is truly the cornerstone of the American way of life.

Founded in 1976, the Mat-Su Home Builders Association is a non-profit organization, made up of residential homebuilders and supporting industry associates with the purpose of providing quality, safe and affordable housing. Our organization primarily exists to support, strengthen, and promote the Mat-Su Valley's residential builders and their businesses. Secondly, the MSHBA assists the general public by referring licensed, bonded and insured contractors, provides funding for charitable rebuild or upgrade projects in the community and hosts valuable networking opportunities for potential homebuyers to meet the builders, realtors and subcontractors we advocate for. Throughout the calendar year, our association brings education to the community as well as industry-related events to better showcase our members.

I invite you to attend our 2022 Fall Parade of Homes.

This event showcases innovations in building, new home features and local trends. Homes in Palmer, Wasilla and throughout the Mat-Su Valley are open to the public and builders are eager to show off their latest designs!

If you are not in the market for a new home, I still encourage you to take advantage of our organization.

We offer referrals for remodeling subcontractors, lenders, real estate pros - anything!

With over 125 licensed, bonded, and insured professionals in our membership, the MSHBA is dedicated to excellence in building and professional standards.

Visit us online for more information and a complimentary copy of our membership directory:

www.matsuhomebuilders.com

Dream, plan, build... with us!

Respectfully,  
Sarah Lazzarotto

EXECUTIVE DIRECTOR, MAT-SU HOME BUILDERS ASSOCIATION, INC.



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**26 Great Properties!**

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26				

Which home was your favorite? Vote for People's Choice here \_\_\_\_\_

5

6910 E. Gateway Drive • \$825,000



Drobenko has built hundreds of homes and has finally created "the ultimate floor plan". Come see for yourself why Drobenko is the best value and construction in the Valley. 2 covered porches, views out every window, each bedroom has a bathroom and walk-in closet. Features a 10' Island and 14' pantry, double oven.. the list goes on! Come out and have a hotdog on us! Bring the kids!



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**6910 E. Gateway Drive, Palmer**

From the Parks Highway, turn onto the Trunk Road extension South. Turn RIGHT on Gateway. Home is on the LEFT... FOLLOW THE GREEN BALLOONS!

6

6763 E. Gateway Drive • \$579,000



Elegant RANCH HOME with modern touches! Open layout floor plan with 9'-12' ceilings, primary and bedrooms on opposite sides. Mudroom, custom trim, stone fireplace, quartz countertops, and SS appliances. Private master suite includes separate shower/soaker tub and large walk in closet. Lots of windows to catch the VIEWS and covered porch and deck to enjoy them from. Located in View Pointe at the Ranch Subdivision with street lights, bike trails, hiking trails, and near the State Game Refuge. Fall in love with the home and all the amenities the neighborhood has to offer!



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**6763 E. Gateway Drive, Palmer**

From Parks Highway: take the Trunk road exit. Continue south at the roundabout. Turn RIGHT onto E. Gateway. Home is on the corner on the RIGHT.

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7

2026 S. Sanctuary Drive • \$829,900



VIEWES VIEWES VIEWES! Soaring ceilings, large windows, open floor plan, SS appliances, quartz counters, large butler pantry, huge primary suite with grand master bath+closet, large bedrooms, and lots of builder upgrades throughout. This home has everything you want and need including an additional flex room, mudroom, large deck, and a huge garage! Located in the new View Pointe at the Ranch Subdivision with street lights, bike trails, and near the State Game Refuge with trails great for hiking. Come fall in love with the home and the neighborhood!



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#### 2026 S. Sanctuary Drive, Palmer

From Parks Highway: take the Trunk road exit. Take Trunk Rd south at the roundabout. Turn RIGHT onto E. Gateway Drive. RIGHT onto S. Sanctuary Dr. Home is on the LEFT.

8

2132 S. Sanctuary Drive • \$899,900



Saint Pierre 5 BR home with mountain-inlet views, open concept floor plan, soaring ceilings and windows in great room. 2 family rooms, electric fireplace, kitchen with large island, quartz counters, fridge and double-oven. Features master suite with soaking tub and shower, spacious 4-car garage, RV pad with 50 amp RV plug-in & generator plug-in. Private backyard with trees. Perfect commute location!



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#### 2132 S. Sanctuary Drive, Palmer

Exit Parks Highway at Trunk Rd: through the roundabout turn south on Trunk Rd S, follow the new home signs then turn RIGHT on E. Gateway Dr. and RIGHT on S. Sanctuary Drive. 1st home on LEFT.

9

2222 S. Sanctuary Drive • \$695,000



The home is a short drive from the Matanuska Lakes, and Palmer Hay Flats, that offer great kayaking, hiking, and year round fishing opportunities. With over a half acre lot with trees, the home sits more privately than most other homes in the area. Inside, the large open floor plan includes 2 En-suites, a sizable kitchen with a wide island and a living area spacious enough to host comfortably. The oversized 3-car garage is ready to fill with your adventure vehicles for summer and winter and still have space for your daily driver. Come see for yourself why this home has some of the best views in The Valley!



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**RE/MAX Dynamic of the Valley**  
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#### 2222 S. Sanctuary Drive, Palmer

From Anchorage: exit Trunk Rd, left. Cross over Parks Highway, take SOUTH trunk Rd at roundabout, follow to Gateway, RIGHT to end of road, LEFT to 2nd house on RIGHT.

10

2246 S. Sanctuary Drive • \$825,000



Wonderfully designed 4 bedroom home that captures all the views this lot has to offer. The oversized 3-car garage allows for plenty or toy storage. Inside, the open concept with large window wall and open to below layout makes you feel right at home. This home features include, quartz countertops, large fireplace with 2-story rock finish, several built-ins, Butcher block in pantry, upgraded siding package and more.



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**Berkshire Hathaway  
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Realty Palmer**  
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#### 2246 S. Sanctuary Drive, Palmer

From the Parks Highway: take the Trunk Rd. exit. Take Trunk Rd. south at the round about Follow it to E. Gateway Drive, take a RIGHT. Turn LEFT on Sanctuary House is on the RIGHT. Signs posted



11

4648 S. Teton Circle • \$1,250,000



Beautiful custom built hangar home. Modern on the outside and warm and inviting on the inside, Alaska at it's best.



**Lebida Contracting, LLC**  
 Steve Lebida  
 lebidacontracting@gmail.com  
 (907) 715-8077  
 www.facebook.com/lebidacontractingllc

**4648 S. Teton Circle, Wasilla**

From Knik Goose Bay Road: Turn LEFT onto Fern. RIGHT onto Fairview Loop. LEFT on to Twin Peaks. LEFT onto Foraker. RIGHT onto Teton. Through the Glacierview Estates gate, first house on the RIGHT.

12

970 W. Bluff View Drive • \$750,000



Home is complete and move in ready! Brand new floor plan by Northern Quality Homes, in one of Wasilla's best new neighborhoods. This home is located on the Bluff with unobstructed views of the flats! It has stunning views and tons of stunning features including a beautiful custom kitchen and a 4 car garage! 3 bedrooms with extra office and tons of living space!



**Northern Quality Homes**  
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 (907) 240-0369

**970 W. Bluff View Drive, Wasilla**

Take Knik-Goose Bay Road: Take a LEFT onto Fern, Take a RIGHT onto Fairview Loop, Take a LEFT onto Twin Peaks and follow to subdivision. SIGNS POSTED!



We are happy to have made the move to

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As published by Scotsman Guide



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**Meet the Team!**



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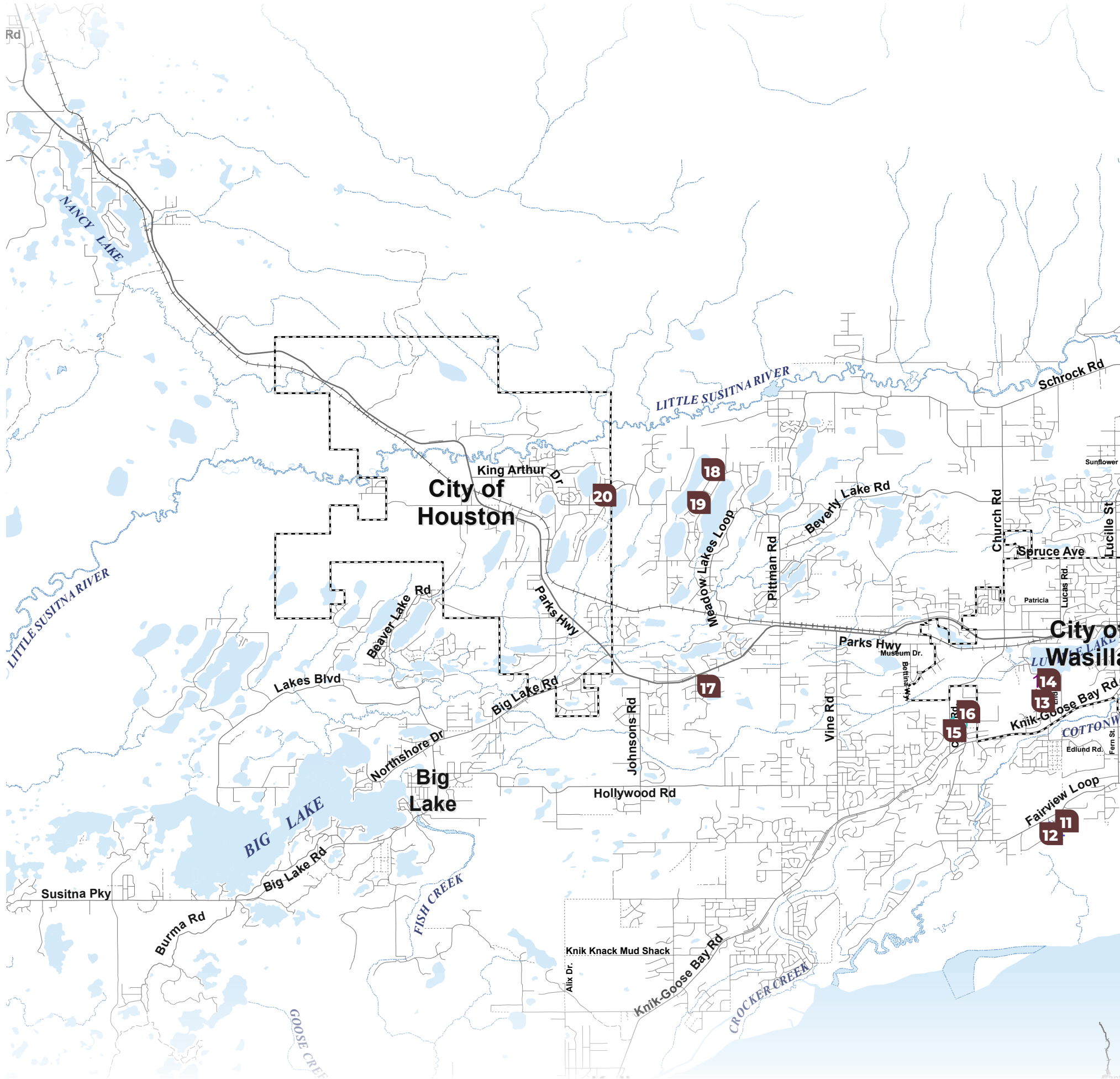
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 Loan Consultant  
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**We look forward to assisting you with any of your home mortgage needs.**

# MSHBA 2022 Fall Parade of Homes participating property map



- 1.** 15148 E. Washington Boulevard
- 2.** 1634 E. Hidden Ranch Loop
- 3.** 431 N. Bethel Place
- 4.** 565 N. Bethel Place

- 5.** 6910 E. Gateway Drive
- 6.** 6763 E. Gateway Drive
- 7.** 2026 S. Sanctuary Drive
- 8.** 2132 S. Sanctuary Drive

- 9.** 2222 S. Sanctuary Drive
- 10.** 2246 S. Sanctuary Drive
- 11.** 4648 S. Teton Circle
- 12.** 970 W. Bluff View Drive



**13.** 1250 W. Valley Ridge Drive

**14.** 1251 W. Sigurd Circle

**15.** 2785 S. Blaire Drive

**16.** 1804 S. Laurie Meadows Drive

**17.** 8590 W. Waldal Circle

**18.** 8631 W. Tulakes Avenue

**19.** 2136 N. Meadow Lakes Drive

**20.** 2841 N. Castle Drive

**21.** 7456 E. Obsidian Loop

**22.** 5805 N. Wolf Den Circle

**23.** 8681 E. Windy Woods Loop

**24.** 8429 N. Glory Bluff Drive

**25.** 10245 E. Tri Mountain View Drive

**26.** 8047 N. Morning Glory Drive

13

1250 W. Valley Ridge Drive • \$510,000



Stunning ranch in brand new subdivision, Valley Ridge. Solid surface countertops throughout. Modern kitchen design. This home will shine with features such as tiled entry, tiled bathrooms, stepped ceiling in living room, and tile wrapped fireplace. Master suite features a stepped ceiling, separate shower & tub and walk-in closet.



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**1250 W. Valley Ridge Drive, Wasilla**

From Knik Goose Bay road: RIGHT on Endeavor, LEFT on Valley Ridge. Second house on LEFT.

14

1251 W. Sigurd Circle • \$637,500



Two-story 2,523 SF home just five minutes from Lake Lucille Park in the new Valley Ridge community. 22 windows make this home full of light in winter or summer. One acre homesite on a quiet cul-de sac plus an expansive back deck off first floor great room makes for perfect entertaining or family living. PLUS a wide entry and a super-sized garage with workshop area and perfect fit for your pick-up truck. Master suite has privacy from secondary bedrooms and a luxurious bath, shower, dual vanity and walk-in closet.



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Isaac Herndon  
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**1251 W. Sigurd Circle, Wasilla**

From Parks Highway: LEFT on E. Palmer Wasilla Highway, LEFT on S. Knik Goose Bay Road, RIGHT on S. Endeavor Street, LEFT on W. Sigurd Circle. Second home on the RIGHT.



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**15** 2785 S. Blaire Drive • \$584,970



Newest floor plan by Sumner Company, the Marcus Baker. Some of the best views in all of Wasilla! Panoramic views from nearly every room in the house. Upstairs features 3 spacious bedrooms, hall bath with shower, plus 12' x 21' playroom/den. Black Fibrex Andersen windows give it a WOW factor! Main level features a vaulted living room with window wall, office off entryway, master suite with door to the 12 x 36 Trex rear deck with cable railing, luxury shower with freestanding tub, dual vanities, water closet, walk-in-closet. Some extra features of the home include extra large kitchen island, mudroom, pantry, coffee bar and exposed beams in the living area.



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**2785 S. Blaire Drive, Wasilla**

Moving West on Parks Highway: turn LEFT on Clapp Street, LEFT on Laurie Avenue, LEFT on S. Blaire Drive. Property is on the RIGHT.

**16** 1804 S. Laurie Meadows Drive • \$562,000



Very spacious 4 bedroom 2.5 bath home, with 18 foot tall ceilings in the living areas provides plenty of natural light coming from its 8-7 foot windows bringing the outside with-in. Another custom touch offered by beckmann company is our signature exposed beams bringing the warmth of a cozy single family home. The three car garage with a 12 foot RV bay for the outdoors enthusiast and his toys! Come see this home today and move in before the snow flies! Photo similar.



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**1804 S. Laurie Meadows Drive, Wasilla**

From Parks Highway: LEFT on Clapp, LEFT on W. Laurie Ave, follow all the way until dead end in culdesac. House is on LEFT.

**17** 8590 W. Waldal Circle • \$289,000



Affordable charming ranch home by Premier Valley Homes Inc, leading the way for small and new entry level homes in the Valley. This is a great starter home displaying maple white cabinetry, quartz countertops, LVP flooring, and tiled showers. Efficient split floor plan where the Master bedroom is separate from the other two bedrooms for more privacy & features a walk-in closet w/built-in shelving. The exterior has a generous front covered porch w/ board and batten siding on the front and beautiful wood beams. Ready to move-in!



**Premier Valley Homes, Inc.**  
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**8590 W. Waldal Circle, Wasilla**

From Main Street and Parks Highway intersection: Continue on Parks Highway, then turn LEFT onto W. Waldal Dr., then LEFT onto W. Waldal Cir. Home is on the RIGHT.

**18** 8631 W. Tulakes Avenue • \$459,000



Bring your snowmachines, ATVs and boats to this beautifully constructed home built by Precision Homes. This home has access to it all. 1428sq.ft. house boasts an open style layout with 3BR/2BA. Garage is over 1300sq. ft. w/a shop bay for all your projects. This home is less than a 1/2 mile from the public access of Seymour Lake.



**Precision Homes LLC**  
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**Signature Real Estate Alaska**  
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(907) 354-2685

**8631 W. Tulakes Avenue, Wasilla**

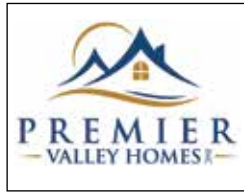
Take Parks Hwy North: RIGHT on Meadow Lakes Loop, LEFT at Meadow Lakes Dr, follow past sharp turn to LEFT, about 1 more mile down on LEFT: Lot is located on the corner of Meadow Lakes Drive and Tulakes.

19

2136 N. Meadow Lakes Drive • \$395,000



Stunning 2-story home built by Premier Valley Homes, Inc. This home has 3 incredibly spacious bedrooms, 2.5 bathrooms, and laundry room upstairs. Featuring quartz countertops that compliment the custom white cabinetry, beautiful LVP flooring, and tiled master bathroom. Open floor plan with vaulted ceiling in the living room, and signature accent features like a rock surrounded fireplace and tray ceiling with wood accent treatment in the Master Bedroom. The exterior features board and batten siding on the front with generous front and back covered porches. Ready to move-in!



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**2136 N. Meadow Lakes Drive, Wasilla**

From Main Street and Parks Highway intersection: Continue on Parks Highway, then turn RIGHT onto N. Meadow Lakes Loop, then LEFT onto N. Meadow Lakes Dr. House is on the LEFT.

20

2841 N. Castle Drive • \$315,000



Charming ranch home, open concept with a spacious 1-car garage and a nice covered front entry porch. Find beautiful stained maple cabinets that compliment the kitchen backsplash, LVP flooring, carpet in bedrooms, and quartz throughout. Built in shelving in all bedroom closets, coffered ceiling in master bedroom and living room, and stainless steel appliances give this cozy home a modern touch. Great starter home for first time home buyers or people looking to downsize. Also, it could be a great vacation home or rental property.



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**2841 N. Castle Drive, Wasilla**

From Main Street and Parks Highway intersection: Continue on Parks Highway then turn RIGHT onto W. Cheri Lake Dr., take a slight LEFT turn onto W. Karen Ave., then turn LEFT onto N. Castle Dr. Home is on the RIGHT.



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21

7456 E. Obsidian Loop • \$574,900



The Ashcroft Model by Hall Quality Homes is an absolutely stunning mix of beauty and functionality. Ask about our preferred lender program to help get the payment you want! Located on an incredible bluff style lot, you will enjoy the covered front porch and beautiful views of the mountains. This home features large bedrooms, including a well appointed master suite, a den/office, bonus room/4th bedroom, a huge 3 car garage, and all the custom features you expect in a new home.



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**7456 E. Obsidian Loop, Wasilla**

From Palmer on Bogard road: take a RIGHT onto Engstrom Rd. Follow down for a few miles, take a RIGHT on Flint Dr, 1st RIGHT on Obsidian Loop and the house is where the road hits a T straight ahead.



**MAT-SU TITLE**

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**22** 5805 N. Wolf Den Circle • \$1,100,000



The "Cedar Hill" by WM Construction adds modern flair to the traditional farmhouse. The gorgeous exterior mixes board and batten siding with lap siding and large windows to give the home excellent curb appeal. The floor plan is just as amazing as the exterior. Plan features 3,285 SF with 4 beds, 3.5 baths, 2 living rooms and an office. Wolf Estates features 2-3 acre homesites. Other model homes on tour today from 350K to 500K, stop in for details and follow the signs!



**WM Construction**  
Mike Thompson  
(907) 707-6326  
www.BuildingAlaska.com

**Keller Williams Realty Alaska Group**  
Craig Channer  
craig@benkinneyteam.com  
(907) 230-7276

**5805 N. Wolf Den Circle, Wasilla**

From Parks Highway: RIGHT on Trunk Rd, LEFT on Bogard Rd, RIGHT on Wasilla Fishhook, RIGHT on Tex-Al, RIGHT on Engstrom, RIGHT on Wolf Creek, 3rd lot on RIGHT. Alternate route on Engstrom off Bogard.

**23** 8681 E. Windy Woods Loop • \$849,500



Custom ranch style home, featuring 3 large bedrooms each with its own private bath! This plan also offers an office and half bath. Open beam/ship lap vaulted ceiling in the living area, plus stunning fireplace with live edge mantel. Over 2800 SF and is already set up with cameras and wired for a hot tub. In-floor heating throughout and ask about the "hidden room" feature! Let's talk garage... Although unassuming from the exterior, this garage boasts one side at 46' deep... total of over 1700 of space. All setting on a 1.2 acre VIEW lot!



**Alaska Custom Homebuilders LLC**  
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**Elite Real Estate Group**  
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(907) 355-8455

**8681 E. Windy Woods Loop, Palmer**

From Palmer-Fishhook, turn LEFT on Tex Al. Follow until the end, turns into Windy Woods. Follow Windy Woods, go up the slight hill. Home will be down on LEFT.

**24** 8429 N. Glory Bluff Drive • \$685,300



We invite you to come visit us and tour this amazing home in one of Palmer's most premier neighborhoods, Mountain Glory Heights. Beautiful floor plan that features an open concept living/kitchen area with a large walk-in pantry. This home has room for everyone... Three bedrooms, 2.5 bathrooms, bonus room and a oversized three car garage. Custom touches can be found throughout including quartz window plates, extended kitchen island, breakfast nook and formal dining area and has a flex room off the master bedroom. Talk to us about building your custom home today!



**JDL Homes**  
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www.jdlhomes.net

**Hometown Realty**  
Jennifer Holcomb  
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(907) 223-7044

**8429 N. Glory Bluff Drive, Palmer**

From Trunk road to Palmer Fishhook: LEFT onto Palmer Fishhook to Boyd Rd. RIGHT at Boyd Rd. Follow to the end and take a LEFT on Prospect Mountain. LEFT at Morning Glory Drive, LEFT on Glory Bluff Drive. Look for signs!

**25** 10245 E. Tri Mountain View Drive • \$815,000



Stunning Home by Intelligent Design Homes with Amazing Views! This home has it all! Incredible Master Suite, Large RV bay, Beautiful open concept Kitchen with large walk-in pantry, a large back deck and many more upgrades and Finishes that really set Intelligent Design Homes apart.



**Intelligent Design Homes (IDH)**  
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**Berkshire Hathaway HomeServices Alaska Realty Palmer**  
Chad Stigen  
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(907) 315-2249

**10245 E. Tri Mountain View Drive, Palmer**

Follow Trunk road to the end. LEFT on Palmer Fishhook, RIGHT on Boyd, LEFT on Mountain Prospect, LEFT on Morning Glory, LEFT on Tri Mountain View Dr.



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26

8047 N. Morning Glory Drive • \$798,000



Elegant and luxurious, you will feel right at home with the custom finishes throughout! Features include an amazing well-lit walk up to the covered front porch, sit by the gas fireplace in your open to below ceiling Living room while taking in the Beautiful Mountain Views and the northern lights, gorgeous chef's kitchen with attached large walk-in pantry, 4 bedrooms, Free standing tub in the master suite, walk-in showers, air conditioning, large covered deck and oversized deep 3-car garage and much more!



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**8047 N. Morning Glory Drive, Wasilla**

Trunk Rd to the end. LEFT on Palmer Fishhook, RIGHT on Boyd, LEFT on Mountain Prospect, LEFT on Morning Glory.



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