PRIVATE ISLANDS INC.

GUCKERS ISLAND

SITKA SOUND, ALASKA



2.23 ACRES · FREEHOLD

TWO ALPINE RESIDENCES · 80-FT DOCK

57.035°N 135.319°W



THE ESTATE

At a Glance

LOCATION	Sitka Sound, Alaska
TITLE	Freehold
LAND AREA	2.23 acres
MAIN LODGE	2,500 sq ft, built 2016
GUEST HOUSE	1,000 sq ft
SUMMIT	73 ft

DEEP-WATER DOCK

A private deep-water dock on the island's south shore, with the island's two Weldcraft boats kept ready alongside.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
2.23 acres

TITLE
Freehold

SUMMIT
73 ft

DOCK
80 ft, deep-water

WATERS
Sitka Sound

www.privateislandsonline.com/united-states/alaska/guckers-island

REGION — ALASKA — THE ALEXANDER ARCHIPELAGO

Alaska is the Last Frontier, and its islands gather in the Alexander Archipelago of the Southeast panhandle. Ownership here is freehold (fee simple), with no state level restrictions for foreign buyers, and the Sitka islands pair genuine wilderness with a working harbor town close at hand.





THE SETTING

An Island in Sitka Sound

Guckers Island comprises approximately 2.23 acres of forested island in Sitka Sound, Southeast Alaska. Evergreen forest and a natural, rocky shoreline keep the island completely private, yet the town of Sitka lies just minutes away by boat.

BUILT 2016

Featured on Building Alaska

The island was developed in 2016 by a team of skilled craftsmen, including the owner, and its construction was featured during Season 4 of the television series Building Alaska. What stands today is a finished estate, not a project.

THE MAIN LODGE

2,500 Square Feet of Alpine Living

The main lodge is approximately 2,500 square feet of fully furnished Alpine-style living. Its open-concept great room pairs vaulted ceilings with a fireplace and flows into a gourmet kitchen built for gathering. Two primary suites offer private baths, with a pantry, auxiliary room, half bath and laundry.

THE GUEST HOUSE

A House of Its Own

Set apart for privacy, the detached guest house adds approximately 1,000 square feet with two bedroom suites, each with a private bath, closet and its own washer and dryer. A dedicated fish-processing building, storage facilities and extensive decked walkways link the buildings across the island.





LAND AND WATER

Forest, Rock and Deep Water

Evergreen forest covers the island behind a natural shoreline of rock and tidal flats, and deep water lies close in. An 80-foot private deep-water dock serves the island's boats and puts the waters of Sitka Sound, with their fishing and wildlife, at the doorstep.

KNOWN FOR

A turnkey sporting estate in Sitka Sound, built in 2016 and featured on Building Alaska, with two Alpine residences and an 80-foot deep-water dock minutes from Sitka.

DAYTIME HIGH ±62°F · NIGHT LOW ±32°F



BY WATER

Five Minutes from Sitka

The island is reached by private boat, approximately five minutes from Sitka Harbor and about 1.5 miles from Crescent Harbor in Sitka, as the listing states. The 80-foot deep-water dock and its gangway make the arrival a simple one.

THE GATEWAY

Sitka and Its Airport

For all its seclusion, the island sits about a mile and a half from the town of Sitka, with its airport, restaurants, shops and services. Sitka Rocky Gutierrez Airport lies 2 miles in a straight line, and Juneau, the state capital, is 94 miles to the north-east.

DISTANCES — STRAIGHT LINE

Sitka 1 mi · Sitka Rocky Gutierrez Airport 2 mi · Juneau 94 mi

2.23 ACRES • FREEHOLD • BUILT 2016 • TWO RESIDENCES

LOCATION

On the Map

SITKA SOUND • SOUTHEAST ALASKA



GALLERY

The Estate in Frames



The island and its dock from the south



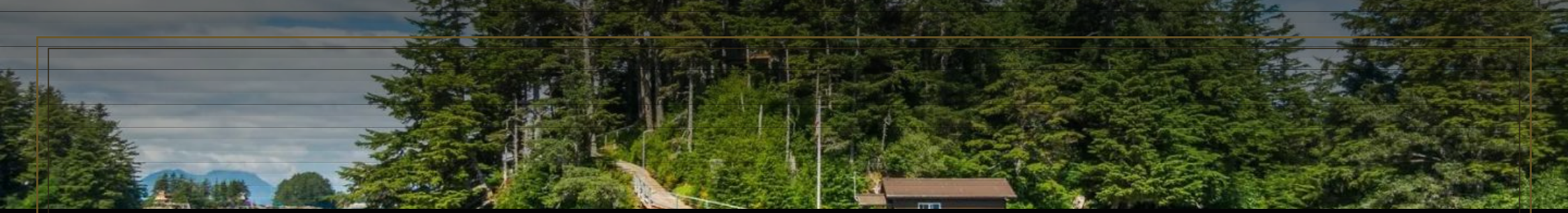
The great room of the main lodge



The lodge kitchen



A primary suite in the main lodge



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

GUCKERS ISLAND

SITKA SOUND, ALASKA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

www.privateislandsonline.com/united-states/alaska/guckers-island

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