

Guckers Island

SITKA SOUND - SITKA - ALASKA - USA

Set in Sitka Sound, Southeast Alaska, Guckers Island is a 2.23-acre turnkey sporting estate built for life on the water. A 2,500 sq ft Alpine lodge and a 1,000 sq ft guest house - constructed in 2016 and featured on Season 4 of Building Alaska - stand on city electricity, filtered cistern water, and septic, with an 80-foot deep-water dock, two Weldcraft boats, and a Cushman golf cart. Five minutes by boat from Sitka Harbor.

USD 4,500,000

2.23 ACRES - ALPINE LODGE + GUEST HOUSE - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 4,500,000
LOCATION	Sitka Sound, Sitka, Alaska, USA
ACREAGE	2.23 acres
MAIN LODGE	~2,500 sq ft Alpine lodge (2016), vaulted great room, fireplace, gourmet kitchen, 2 primary suites
GUEST HOUSE	~1,000 sq ft, 2 bedroom suites w/ private baths, own washer/dryer
STRUCTURES	Fish-processing building, storage facilities, decked walkways
DOCK	80-ft private deep-water dock
UTILITIES	City electricity, cistern + filtration, septic, underground utilities
INCLUDED	2017 28-ft Weldcraft Cuddy King, 21-ft Weldcraft Maverick, 2015 Cushman golf cart, furnishings & equipment
ACCESS	~5 min by boat from Sitka Harbor; ~1.5 mi from Crescent Harbor
TENURE	Freehold
STATUS	Available

TURNKEY - READY DAY ONE

The sale includes the 2017 28-ft Weldcraft Cuddy King, the 21-ft Weldcraft Maverick, a 2015 Cushman golf cart, and the island's furnishings and equipment - arrive, step onto the dock, and the adventure starts immediately.

ISLAND VITALS

COORDINATES	REGION
57.035°N, 135.319°W	Southeast Alaska
SHORELINE	WATERS
Rocky evergreen	Sitka Sound





THE ISLAND

A Sporting Estate in Sitka Sound

Guckers Island is a 2.23-acre private island in Sitka Sound, minutes by boat from the historic town of Sitka. Evergreen forest and a natural shoreline hold two Alpine residences, joined by decked walkways and backed by an 80-foot deep-water dock. Behind the wilderness setting stands real infrastructure - city electricity, cistern water with on-site filtration, a septic system, and underground utilities. A wild place without wild compromises.

SECLUSION

Private, Never Isolated

The island's complete forest cover keeps it entirely to itself - private in a way only an island can be - yet Sitka Harbor, with its airport, restaurants, shops, and services, is a five-minute boat ride away. This is the rare private island that works as a full-time home as readily as a summer sporting camp.

RESIDENCES

The Lodge & Guest House

The Main Lodge - about 2,500 square feet of fully furnished Alpine living. An open-concept great room with vaulted ceilings and a fireplace flows into a gourmet kitchen built for feeding a crew after a day on the water. Two primary suites with private baths, plus a pantry, auxiliary room, half bath, and laundry. The Guest House - about 1,000 square feet set apart for privacy, with two bedroom suites, each with a private bath, closet, and its own washer and dryer.

RECREATION

Fishing & Boating

Fishing: Sitka Sound is celebrated sport-fishing water - salmon and halibut - and the island's dedicated fish-processing building stands ready for the catch. Boating: the 80-foot deep-water dock and two included Weldcraft boats put the whole Sound at your doorstep, from protected coves to open water. On land: decked walkways link every building through the forest, with storage facilities keeping gear organized and out of sight.





TERRAIN

Land and Water

The island's 2.23 acres are draped in old-growth evergreen forest down to a natural rocky shoreline - complete privacy, wrapped in the green and blue of Southeast Alaska. Reached only by water, the island is served by its deep-water dock; decked walkways carry you from the dock to the lodge, the guest house, and the fish-processing building without ever leaving the forest.

KNOWN FOR

Featured on Season 4 of Building Alaska - the lodge and guest house were built on camera in 2016, timber-framed for Southeast Alaskan weather. This is a television-tested island: every system, from the deep-water dock to the cistern filtration, was built to be seen.



ARRIVAL

Access

The island is reached by private boat - about five minutes from Sitka Harbor and roughly 1.5 miles from Crescent Harbor. Sitka Rocky Gutierrez Airport, with scheduled jet service to Juneau, Ketchikan, and Seattle, sits just across the water, two miles away.

SERVICES

Utilities

City electricity, cistern water with on-site filtration, a septic system, and underground utilities - municipal-grade infrastructure on a private island, maintained through the town of Sitka.

REGION

Alaska: The Last Frontier

Alaska offers ownership of the Last Frontier with full freehold title and no special requirements for foreign buyers. Once thought too remote and wild, the state has won over a new generation: an outdoorsman's paradise of fishing and hunting, paired with towns providing medical facilities, banking, and every modern household amenity - even on private islands. Guckers Island distills that promise: wilderness living with city power at the switch.

2.23 ACRES · 80-FT DOCK · 5 MIN TO SITKA · FREEHOLD

LOCATION

On the Map

SITKA SOUND - SOUTHEAST ALASKA



Sitka

Sitka Rocky Gutierrez Airport 2 mi

Gulf of Alaska

Juneau

94 mi

GUCKERS ISLAND

183 mi

Ketchikan

Straight-line distances, approximate • Coastline: Natural Earth

GUCKERS ISLAND

Sitka, Alaska • 57.035°N, 135.319°W

DISTANCES

Sitka	1 mi
Sitka Rocky Gutierrez Airport	2 mi
Ketchikan	183 mi
Juneau	94 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	61°F
Winter low (Feb avg)	30°F
Sitka Sound water temp	42-55°F

ACCESS

- 5-min private boat ride from Sitka Harbor
- 80-ft private deep-water dock
- Anchorage ~589 mi straight-line (jet service via Sitka SIT)

Straight-line distances, approximate.
Sources: listing page, NOAA/NWS, climate
aggregators (see sources.txt).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Guckers Island

SITKA SOUND - SITKA - ALASKA

USD 4,500,000

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