

Address: 4511 FOLKER Street 18B



List Number	10-8721	Price-List	\$ 69,900
Status	Active	Near	Anchorage
Zip Code	99507	Type	Condominium
Beds	1	Baths	1.50
SF-Res	630	Carport	0
Garage	0	Latitude	61.179500
Longitude	-149.829626	Unit Floor #	
Condo Type	4 - Townhouse Style	Year Built	1975
Dues-Amount	180.00	Dues-Frequency	Monthly

Area: 35 - E Tudor Rd - Abbott Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R3 - Multiple Family Residential

School-Elementary	Lake Otis	School-Middle	Wendler	School-High	East Anchorage
SF-Res	630	SF-Gar		SF-Lot	0
Acres	0.00	LPSqFt\$	110.95	Energy Rating	
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1834	Construction Status	Existing Structure
Tax ID	0080426504801	Taxes	\$ 1,155.19	Tax Year	2010
Year Built	1975	Year Remodeled		Year Updated	
Project Name/Unit #	EDEN PARK #3 TR B CAMPBELL CREEK PARK	Remote Description			

Directions: East on Tudor from Lake Otis, right on Folker, to end of street, turn left. Unit is on inside of a horseshoe parking lot on left. Unit 18B.
Public Remarks: Full details, info package, photos, owner standard forms, on listing licensee website. Townhouse-style condo facing south with balcony looking toward Campbell Creek Greenbelt. Easy access to park at the foot of Folker. Oak cabinets, oak laminate flooring, fireplace. Storage/kid play loft accessible by ladder at head of stairs. Generally good condition.

Miscellaneous: Year Built: 1975; Parking Space-Ttl #: 1	Roof Type: Asphalt/Comp Shingle Dining Room Type: Area Garage Type: None Carport Type: None Heat Type: Baseboard Fuel-Type: Electric Sewer-Type: Public Water-Type: Public	Access Type: Dedicated Road; Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level Mortgage Info: EM Min Deposit: 1,000 New Finance (Terms): Cash; Conventional; VA Docs Avl for Review: Docs Posted on MLS
Association Info: Association Name: Campbell Creek Park; Manager Contact: Executive Management; Manager Phone #: 563-4646 Dues Include: Exterior Maintenance; Grounds Maintenance; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame Exterior Finish: Wood Foundation Type: Unknown - BTV		

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Range/Oven; Refrigerator; Telephone; W &/or Dryer Hookup; CO Detector(s); Washer&/or Dryer; Carpet; Laminate Flooring; Smoke Detector(s)
Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Landscaping; Road Service Area; DSL/Cable Available; Parkside; Paved Driveway

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms	Room Remarks
Kitchen	1	1	Extra Room	3	1	Loft/storage not included in footage,
Living Room	1	1	Bedroom	2	1	
Utility Room	2	1				
Bath-Full	2	1				
Bath-Half	1	1				

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2010 [MLS](#) and [FBS](#).

Prepared by Niel Thomas, ABR,CCIM,CRS on Monday, June 21, 2010 2:39 PM

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