

Address: 8500 E 20th Avenue



Listing #	06-669	Price-List	\$ 195,000
Status	Pending	Near	Anchorage
Zip Code	99504	Type	Residential
Bedrooms	3	Baths	1.00
Acres	0.17	Carpport #	1
Garage #	0	Latitude	.612039
Longitude	-1.497215	Unit #	
Year Built	1982		

MLS Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R2A - Two Family Residential

School-Elementary	Chester Valley	School-Middle	Wendler	School-High	East Anchorage
Energy Rating		Remote Description		SF-Gar	
SF-Lot	7,397	SF-Lot Source	MOA/Appraisal	SF-Res Source	MOA/Appraisal
SF-Res	1,176	Tax ID	0062046600001	Tax Map #-Mat-Su	N/A
Grid # (Muni Anch)	SW1441	Taxes	\$ 2,682	Tax Year	2005
Construction Status	Existing Structure	Year Remodeled	2005	Year Updated	

Directions:

Legal: Foothills East L50 B2

Public Remarks: Download info package, virtual tour, photos, www.RealS8.com. Updated cedar-sided ranch with great curb appeal on quiet part of street with pretty mountain views from back deck and one BR. Hope rock fireplace. Generous eat-in kitchen & living areas. White walls, newer carpet, new window glass, neat, clean. Paved walkways, fenced yard for low-maintenance. Uncrowded feeling from large front yard.

Confidential: Contact phone rings to owner or son cell phone who will return with an hour's notice to remove two large friendly dogs for showings. Earnest money to be held at listing office. Appraisal is a buyer cost

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: All Weather Wood; Poured Concrete
Miscellaneous: Basement Status
Floor Style: Ranch-Traditional
Garage Type: None
Carpport Type: Attached

Heat Type: Forced Air
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Dedicated Road; Paved; Maintained
View Type: Mountains; Partial
Topography: Level
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
To Show: Appointment Only; Call First; Keybox - AK
MLS; Caution Pets; Other - See Remarks
Contract Particulars: For Sale Sign Posted; Possession Recording; Slr Ast Cls Cst Nego
New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Mortgage Info: EM Minimum Deposit: 2,000
Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Range/Oven; Telephone; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Carpet

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Landscaping; Road Service Area; Motion Lighting; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Living Room	1	1	Bedroom	1	3
Dining Room	1	1			
Kitchen	1	1			
Bath-Full	1	1			

Date-Listing	1/19/2006	Date-Expiration	6/30/2006	DOM	2
Price-Original List	\$ 195,000	Price-Sale		Date-Closing	
Date-Pending	1/21/2006	Date-Back on Market		Contingent	
Pended Contingencies		Date-Contingent		Date-Status Change	1/23/2006
Date-Canceled		Date-Withdrawn		Commission to SO	3.00
Commission Type	Percentage	Conc Paid by Seller		Concession Amount	
Financing Type Sold		Contract Type	Exclusive Right to Sell-No Excl	Sellers Name	Carolyn A Grabowski
Contact Name	Carolyn A Grabowski	Contact Phone #	338-0980	LO Cntrl #	

LL1: Niel Thomas (907) 265-9106(907) 244-5648

LO: Coldwell Banker Fortune (907) 562-7653

SL1: Mary Anne Wivholm (907) 250-2766

SO: Homes Unlimited (907) 346-4111

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas on Tuesday, January 31, 2006 6:07 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.