

**Address:** 3015 Ambergate Drive



<b>Listing #</b>	07-6495	<b>Price-List</b>	\$ 220,900
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99504	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	2.00
<b>Acres</b>	0.22	<b>Carpport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	61.193567
<b>Longitude</b>	-149.765488	<b>Unit #</b>	
<b>Year Built</b>	1971		

**MLS Area:** 45 - Boniface Pkwy to Muldoon Rd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1 - Single Family Residential

<b>School-Elementary</b>	Baxter	<b>School-Middle</b>	Wendler	<b>School-High</b>	East Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	
<b>SF-Lot</b>	9,792	<b>SF-Res</b>	1,872	<b>LPSqFt\$</b>	118.00
<b>Tax ID</b>	0072142300001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1638
<b>Taxes</b>	\$ 3,153	<b>Tax Year</b>	2006	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>		<b>Year Updated</b>			

**Directions:** Northern Lights to south on Ambergate just west of Baxter.

**Legal:** Collegegate East #1 L19 B5

**Public Remarks:** Big fenced yard with this inexpensive and basic four bedroom East Anchorage home off Northern Lights near Baxter. Corporate-owned, priced to be sold as-is, subject to buyer's right of inspection. No property disclosure form, must waive. Seller pays only commission and owner's title, credit for other traditional seller costs may be negotiated. Info package on listing licensee's web site.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Baseboard	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional; Other - See Remarks
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 2,500
<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> CC&R's; Docs Posted on MLS
<b>Foundation Type:</b> Concrete Block	<b>Dining Room Type:</b> Area	
<b>Floor Style:</b> Split Entry	<b>Access Type:</b> Dedicated Road; Paved; Maintained	
<b>Garage Type:</b> None	<b>View Type:</b> Mountains; Partial	
<b>Carpport Type:</b> None	<b>Topography:</b> Level	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; CO Detector (s); Carpet

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

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bath-Full	1	1
Family Room	1	1	Bath-Full	2	1
Kitchen	2	1	Bedroom	2	2
Living Room	2	1	Bedroom	1	2
Utility Room	1	1	Bedroom	1	2

LO: Coldwell Banker Best Properties (907) 562-7653

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, ABR, CCIM, CRS on Thursday, July 26, 2007 12:10 PM

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