

# Listing Report for Map Location 1

Address: 9501 Arlene Drive, Anchorage, AK 99502

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<b>Listing #</b>	06-10340	<b>Price-List</b>	\$ 324,900
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99502	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	2.50
<b>Acres</b>	0.17	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.134305
<b>Longitude</b>	-149.929508	<b>Unit #</b>	
<b>Year Built</b>	1977		

**MLS Area:** 20 - Dimond South  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1 - Single Family Residential

<b>School-Elementary</b>	Kincaid	<b>School-Middle</b>	Mears	<b>School-High</b>	Dimond
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	484
<b>SF-Lot</b>	7,388	<b>SF-Lot Source</b>	MOA	<b>SF-Res Source</b>	MOA
<b>SF-Res</b>	1,940	<b>LPSqFt\$</b>	167.47	<b>SPSqFt\$</b>	
<b>Tax ID</b>	0122836200001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW2427
<b>Taxes</b>	\$ 4,102	<b>Tax Year</b>	2006	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>	2003	<b>Year Updated</b>			

**Directions:** South on Arlene from Dimond, home on left

**Legal:** Campbell Lake Hts #10 L4 B3

**Public Remarks:** Virtual tour & info package, www.RealS8.com. Complete interior remodel of this traditional 2-story w/all BR's up. Real hardwood flooring/tile entire main level. New 42' cabinets & vanities. Corian countertops, new lights, fixtures, appliances incl Bosch DW. French door to deck. Fresh paint. New roof. Mechanical equipment 12 yrs old. Appraisal is buyer cost, listing office to hold earnest money.

**Confidential:** Great sun exposure, peek-a-boo Campbell Lake views. Gas direct vent fireplace w/granite & oak trim. Dog run in garage can be removed. Dog is confined to this area and back yard. Please leave him there for showings.

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Concrete Block  
**Floor Style:** Two-Story Tradtnl  
**Garage Type:** Attached; Heated  
**Carpport Type:** None

**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Formal  
**Access Type:** Dedicated Road; Paved; Maintained  
**View Type:** Lake; Mountains; Partial  
**Topography:** Level  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None  
**To Show:** Call First; Call Listng Licensee; Call Prop Contact; Keybox - AK MLS  
**Contract Particulars:** For Sale Sign Posted  
**New Finance (Terms):** AHFC; Cash; Conventional; FHA; VA  
**Mortgage Info:** EM Minimum Deposit: 3,000  
**Docs Avl for Review:** As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available

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

**Features-Additional:** View; Deck/Patio; Fence; Garage Door Opener; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1	1	Formal	Bath-Full	2	1	Remodeled
Family Room	1	1	Real oak hardwood flooring	Bath-Half	1	1	Remodeled
Kitchen	1	1	42' cabs, completely redone	Bath-Three Qtr	2	1	Master bath, remodeled
Living Room	1	1	Gas direct vent FP	Master Bedroom	2	1	
				Bedroom	2	3	

<b>Date-Listing</b>	7/5/2006	<b>Date-Expiration</b>	12/31/2006	<b>DOM</b>	0
<b>Price-Original List</b>	\$ 324,900	<b>Price-Sale</b>		<b>Date-Closing</b>	
<b>Date-Pending</b>		<b>Date-Back on Market</b>		<b>Contingent</b>	
<b>Pended Contingencies</b>		<b>Date-Contingent</b>		<b>Date-Status Change</b>	7/5/2006
<b>Date-Canceled</b>		<b>Date-Withdrawn</b>		<b>Commission to SO</b>	3.00
<b>Commission Type</b>	Percentage	<b>Conc Paid by Seller</b>		<b>Concession Amount</b>	
<b>Financing Type Sold</b>		<b>Contract Type</b>	Excl Right to Sell-No Excl	<b>Sellers Name</b>	Armstrong and Mosher-Armstrong
<b>Contact Name</b>	Christopher, Mary, Leland	<b>Contact Phone #</b>	243-3926	<b>LO Cntrl #</b>	

**LL1:** Niel Thomas, ABR, CCIM, CRS (907) 265-9106(907) 244-5648

**LO:** Coldwell Banker Fortune (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 Wednesday, July 05, 2006 10:57 AM

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