

Address: 7321 BIGLERVILLE Circle



Listing #	09-345	Price-List	\$ 209,900
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	4	Baths	2.00
Acres	0.14	Carpport #	0
Garage #	2	Latitude	61.154293
Longitude	-149.823293	Unit #	
Year Built	1985		

MLS Area: 35 - E Tudor Rd - Abbott Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1 - Single Family Residential

School-Elementary	Kasuun	School-Middle	Hanshew	School-High	Service
Energy Rating		Remote Description		SF-Gar	480
SF-Lot	6,103	SF-Res	1,899	LPSqFt\$	110.53
Tax ID	0141435600001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2134
Taxes	\$ 3,795	Tax Year	2008	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: Lake Otis Parkway, East on E. 72nd Avenue, South on Biglerville, home at end of cul-de-sac.

Legal: Queensberry L17

Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Offers due by 5:00 pm on Sunday, January 18, 2009. Big flat fenced back yard. All appliances, some fixtures missing. Carpet damaged and some missing. Wall damage in places. Price reflects condition. Buyer's risk if FHA/VA attempted, no representation this one qualifies.

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Split Entry
Garage Type: Attached; Heated; Tuck Under
Carpport Type: None

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
New Finance (Terms): Cash; Conventional
Mortgage Info: EM Minimum Deposit: 2,000

Features-Interior: Electric; Family Room; Fireplace; Washr&/Or Dryer Hkup; Carpet

Features-Additional: Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Fixer Upper; Landscaping; In City Limits; DSL/Cable Available; Paved Driveway

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

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, January 12, 2009 10:37 AM

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