

**Address:** 520 Bitterroot Circle



<b>Listing #</b>	06-15701	<b>Price-List</b>	\$ 314,900
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99504	<b>Type</b>	Multi-Family
<b>Beds</b>	6	<b>Baths</b>	3.00
<b>Acres</b>	0.17	<b>Bldgs-Ttl #</b>	1
<b>Carport</b>	0	<b>Garage</b>	2
<b>Units-Ttl #</b>	2	<b>Prkg Spcs</b>	4
<b>Latitude</b>		<b>Longitude</b>	
<b>Year Built</b>	1996	<b>Income-Gross Annual</b>	

**Exp-Annual**

**Area:** 45 - Boniface Pkwy to Muldoon Rd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R3 - Multiple Family Residential

<b>School-Elementary</b>	Ptarmigan	<b>School-Middle</b>	Clark	<b>School-High</b>	Bartlett
<b>Energy Rating</b>	4+	<b>Remote Description</b>		<b>SF-Building Apx</b>	2,440
<b>SF-Lot</b>	7,300	<b>Assessed Value</b>	\$ 318,200	<b>Tax ID</b>	0063916300001
<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1238	<b>Taxes</b>	\$ 4,291
<b>Tax Year</b>	2005	<b>Construction Status</b>	Existing Structure	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Prkg Spcs</b>	4	<b>Price-List</b>	314,900.00

**Directions:** East on 6th off Boniface, 2nd cul-de-sac on left.

**Legal:** Mountain Dail B4 L8

**Public Remarks:** Information package, photos, www.RealS8.com. Relatively new two-story duplex w/large garages both sides. 3BR 2.5Bth two-story units, identical floor plans, all BR's up. Fenced yards. Institutional owner, as-is sale. Listing office to hold earnest money, appraisal is buyer cost. Property disclosure waiver suggested.

**Multi-Family Type:** Duplex  
**Building Info:** Units-# of 3 BR: 2  
**Exterior Finish:** Vinyl  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Concrete Block  
**Garage Type:** Attached; Heated  
**Carport Type:** None  
**Heat Type:** Forced Air  
**Fuel Type:** Natural Gas  
**Sewer-Type:** Public  
**Water-Type:** Public  
**Access Type:** Dedicated Road; Paved; Maintained

**View Type:** Mountains; Partial  
**Topography:** Level  
**Wtrfrnt-Frontage:** None  
**Wtrfrnt-Access Near:** None  
**Docs Avl for Review:** Docs Posted on MLS

**Mortgage Info:** EM Minimum Deposit: 3,000  
**New Finance (Terms):** AHFC; Cash; Conventional; FHA; VA; VA 000 Down

**Features-MultiFamily:** CO Detector(s); DSL-Cable Available; Smoke Detector(s); Covenants; Laundry Facility; Washer/Dryer; Washer/Dryer HkUp

**Unit #1:** Bath - Full: 1; Bath-Half: 1; Bedroom: 3; Dining Room: 1; Kitchen: 1; Living Room: 1; Parking Spaces: 2; Garage: 1

**Unit #2:** Bath - Full: 1; Bath-Half: 1; Bedroom: 3; Dining Room: 1; Kitchen: 1; Living Room: 1; Parking Spaces: 2; Garage: 1

**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 Friday, September 29, 2006 9:45 AM**

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