

Address: 1635 Brink Drive



Listing #	06-12365	Price-List	\$ 309,900
Status	Active	Near	Anchorage
Zip Code	99504	Type	Residential
Bedrooms	3	Baths	2.50
Acres	0.19	Carpport #	0
Garage #	2	Latitude	61.205429
Longitude	-149.732767	Unit #	
Year Built	1965		

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

School-Elementary	Susitna	School-Middle	Wendler	School-High	Bartlett
Energy Rating		Remote Description		SF-Gar	483
SF-Lot	8,173	SF-Res	2,124	LPSqFt\$	145.90
Tax ID	0062012600001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1441
Taxes	\$ 3,867	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled	2001	Year Updated			

Directions: E on Parkway Dr off Muldoon just N of 20th. Immediate right on Brink, home on left.

Legal: Brink #1 L25 REM

Public Remarks: Virtual tour, info package, www.RealS8.com. Remodeled ranch w/walk-out lower level. Huge decks. Good sun exposure. Extensive remodeling of kitchen, baths, common areas. New windows. Lot is high above Muldoon Rd and well-buffered from it. Views toward downtown and mountains. Large master suite with pvt bath & office. Two FP's. Appraisal is a buyer cost, listing office to hold earnest money.

Residential Type: Single Family Res	Heat Type: Baseboard	Wtrfrnt-Access Near: None
Construction Type: Wood Frame	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Exterior Finish: Vinyl	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 3,000
Roof Type: Asphalt/Comp Shingle	Water-Type: Public	Docs Avl for Review: CC&R's; Docs Posted on MLS; Prop Discl Available
Foundation Type: Concrete Block	Dining Room Type: Formal	
Miscellaneous: Basement Status: Finished	Access Type: Dedicated Road; Paved; Maintained	
Floor Style: Hlsd Rnch/Dlt Bsmnt	View Type: City Lights; Mountains; Partial	
Garage Type: Attached; Heated	Topography: Sloping	
Carpport Type: None	Wtrfrnt-Frontage: None	

Features-Interior: Basement; Den &/Or Office; Dishwasher; Electric; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; 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	Fomal	Bath-Full	B	1	Remodeled
Family Room	B	1	Very large	Bath-Half	1	1	Washer-drier hookup
Kitchen	1	1	Remodeled	Master Bedroom	1	1	Coverted from 3 rooms
Living Room	1	1		Bedroom	B	2	Legal BR's
Utility Room	B	1	Laundry				
Extra Room	1	1	Entry				
Extra Room	1	1	Office, part of MBR				
Extra Room	1	1	TV alcove off bkfst area				
Master Bath	1	1	Jetted tub				

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, August 04, 2006 9:25 AM

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