

Address: 11713 DAWN Street #4



List Number	09-1585	Price-List	\$ 209,900
Status	Active	Near	Eagle River
Zip Code	99577	Type	Condominium
Beds	4	Baths	2.00
Acres	0.00	Carport	0
Garage	2	Latitude	61.326148
Longitude	-149.557115	Unit Floor #	
Condo Type	4 - Townhouse Style	Year Built	2005
Dues-Amount	185.00	Dues-Frequency	Monthly

Area: 90 - Eagle River
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2M - Multi Family Residential

School-Elementary	Eagle River	School-Middle	Gruening	School-High	Chugiak
Energy Rating	4+	Remote Description		SF-Res	1,427
SF-Gar	401	SF-Lot	0	LPSqFt\$	147.09
Tax ID	0501210600401	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	NW0252
Taxes	\$ 3,112	Tax Year	2008	Construction Status	Existing Structure
Subdivision		Year Remodeled		Year Updated	
Project Name/Unit #	Rock Ridge Town Homes #4				

Directions: Main Eagle River Exit to the right, right on Eagle River Loop, right on Dawn, left into first set of units, last unit on the right.
Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Two-story end-unit townhouse in small project off Eagle River Lp. Small fenced yard, RV parking beside. Extensive hardwood laminate in main living areas. Clean and in good condition.

Condo/Assoc Info: Association Name: Rock Ridge Town Home; Condo Mgmt Contact: Bonanza; Condo Mgmt Phone #: 907-333-1244
Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water
Construction Type: Wood Frame - 2x6
Exterior Finish: Wood

Roof Type: Asphalt/Comp Shingle
Dining Room Type: Area
Garage Type: Heated; Tuck Under
Carport Type: None
Heat Type: Forced Air
Fuel-Type: Natural Gas
Sewer-Type: Public
Water-Type: Public

Access Type: Dedicated Road; Maintained; Paved
Wtrfrnt-Access Near: None
Wtrfrnt-Frontage: None
Topography: Level
Mortgage Info: EM Min Deposit: 2,000
New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Docs Avl for Review: Docs Posted on MLS

Features-Interior : Dishwasher; Disposal; Electric; Fireplace; Range/Oven; Telephone; W &/or Dryer Hookup; Window Coverings; Washer&/or Dryer; Carpet

Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; RV Parking; End Unit; In City Limits; DSL/Cable Available; Paved Driveway

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 Sunday, March 22, 2009 5:05 PM

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