

ADDRESS: 12379 Division St	AREA: 20	LISTING #: 5100763
LEGAL: Eldon L12 B2	GRID: 2731	STATUS: NEW
NEAR: Anchorage	ZIP CODE: 99515	LO INV#:
TYPE: Sgl Fam Rs	ZONING: R5	LIST PRICE: \$228,300
STRUCTURE: Existing	BEDROOMS: 3	ORIG PRICE: \$228,300
FLOOR STYLE: Two-Story	BATHS: 2.00	LISTED: 01/24/2005
CONSTRUCT: 2x4 Frame	BUILT: 1986	EXPIRES:
FOUNDATION: Concrct Blk	REMODEL:	SO COMM: 2.50
EXT/ROOF: t1-11 / comp. shingle	CONTRACT: Excl Right Sell	
WTRFRNT: No Wtrfront	ACCESS: Gravel	
VIEW TYPE: Mountains / Unobstructd		

TAX ID: 0162020600001	TAX BOOK:	TAX MAP:	TAX SUB#:
ELEC MAP#:	LATITUDE: 61.109497	LONGITUDE: 149.871262	BASE MAP#:

APX SF: FIN UNF	HEAT TYPE: GFA	SEWER TYPE: Septic
BSMT:	FUEL: Nat Gas	PROVIDER:
FLR1: 770	FUEL CO:	SEPTIC APRVD: #BRS: #GALS:
FLR2: 1365	AVG \$ MO: Oil/ Elec/	WATER TYPE: Public Wtr
FLR3:	TANK SIZE: GAL/YR USED:	PROVIDER:
TOTAL SF: 2135	ENERGY RATE:	WELL DEPTH:
APX LT SF: 12000	MISC:	
APX ACRE: 0.28		

#GARAGES: 2	GAR APX SF: 770	BR	BA	LR	FR	KT	UR	DR	XR
GAR TYPE: Heated / Tuck Undr		BSMT:							XRM:
PERMIT #:		FLR 1: 1	1.00						XRM:
BUILDER:		FLR 2: 2	1.00	1	1	1	1		XRM:
DINING RM: Area		FLR 3:							XRM:
INTERIOR: Fireplace / Refrig / Ov/Rng / Dishwashr / Disposal / W+orD Hkup / Telephone									
FEATURES:									
ADD'L: View / Deck/Patio / RV Parking / Gar Opener / Fire Svc / Rd Svc Area / Cable TV									
FEATURES:									

SCHOOLS: ELEMENTARY: Ocean View MIDDLE: Goldenview HIGH: Service  
 HOA/PH: HOA DUES/MO:  
 PUBLIC Information package, photos, www.REALS8.com. South Anchorage prow-front two-story with goodsouth exposure to oversized yard. Double garage  
 REMARKS: behind single garage door. Great room upper floor plan, high ceilings over living, dining & kitchen areas. Quiet end of St. South Anchorage location with mixed build up.

TAXES: \$3,525	TAX YR: 2004	MILL RATE: 16.18	ASSMNTS: \$	\$ TO ASSUME:
1st DEED:	1st PMT:	1st RATE:	INCLUDING:	2nd DEED: 2nd PMT:
AVAIL FIN: Cash / FHA / VA / Conv / AHFC / VA O Dn				MIN EM REQ'D: \$2,000

PROPERTY CONTACT: POSSESSION: recording  
 SELLER: Wells Fargo Home Mortgage, Inc  
 TO SHOW: Vacant / Elec LB  
 DIRECTIONS: Division runs S from 120th, between Old Seward & Johns. At end of St. go L, NOT R on Gregg. House on R past two newer ranch home  
 MEMBER Buyer to verify footages. MOA shows one garage but there's a double garage behind one door and less finished living area. Bank-foreclosed, as-is sale,  
 REMARKS: full price offers only. Undocumented septic on property, sewer stub out may be there.

LL1: 9284 Niel Thomas	LL2: 0
HM: 907-345-1552	MBL: 907-244-5648
DIR: 907-265-9106	DIR FAX: 907-276-4514
LO1: 515 Coldwell Banker Fortune	LO1 PH: 907-562-7653
LO2: 0	LO2 PH:

SL: 0	PH:	OFF MARKET:	DAYS ON
SO: 0	PH:	PENDED:	MARKET: 2
SALE PRICE: \$0	TYPE FINANCE:	SOLD:	CONCESSIONS: