

**Address:** 8200 ELDERBERRY Street



<b>Listing #</b>	09-6417	<b>Price-List</b>	\$ 119,900
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99502	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	1.00
<b>Acres</b>	0.16	<b>Carpport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	61.146335
<b>Longitude</b>	-149.954562	<b>Unit #</b>	
<b>Year Built</b>	1972		

**MLS Area:** 15 - W Tudor Rd - Dimond Blvd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1 - Single Family Residential

<b>School-Elementary</b>	Sand Lake	<b>School-Middle</b>	Mears	<b>School-High</b>	Dimond
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	
<b>SF-Lot</b>	6,960	<b>SF-Res</b>	1,296	<b>LPSqFt\$</b>	92.52
<b>Tax ID</b>	0111411800001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW2225
<b>Taxes</b>	\$ 2,762	<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>		<b>Year Updated</b>			

**Directions:** Jewel Lake Road, W. on W.82nd, house is on the corner of W. 82nd and Elderberry Street.

**Legal:** DELVIEW BLK 1 LT 10

**Public Remarks:** Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. This is all-CASH, as-is, due to condition of the property. Single family detached house, some footage may be part of what appears may have been garage space. Offers will first be reviewed 5/26 at 5 PM.

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Concrete Block  
**Floor Style:** Ranch-Traditional  
**Garage Type:** None  
**Carpport Type:** None

**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Area  
**Access Type:** Dedicated Road; Gravel; Maintained  
**Topography:** Level  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** Cash; Other - See Remarks  
**Mortgage Info:** EM Minimum Deposit: 2,000  
**Docs Avl for Review:** Docs Posted on MLS

**Features-Interior:** Dishwasher; Disposal; Electric; Range/Oven; Telephone; Washr&/Or Dryer Hkup; BR/BA on Main Level; Carpet  
**Features-Additional:** Fence; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; Lot-Corner; In City Limits; DSL/Cable Available

**LO:** Coldwell Banker Best Properties  
**LO2:** 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 Wednesday, May 20, 2009 11:38 AM**

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