

Address: 6440 Gunnison Drive



Listing #	06-18090	Price-List	\$ 429,900
Status	Active	Near	Anchorage
Zip Code	99516	Type	Residential
Bedrooms	3	Baths	3.50
Acres	1.77	Carport #	0
Garage #	2	Latitude	
Longitude		Unit #	
Year Built	1974		

MLS Area: 25 - Dearmoun Rd - Potter Marsh
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R6 - Suburban Residential

School-Elementary	Bear Valley	School-Middle	Goldenview	School-High	South Anchorage
Energy Rating		Remote Description		SF-Gar	576
SF-Lot	77,206	SF-Res	3,344	LPSqFt\$	128.56
Tax ID	0170624600001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2938
Taxes	\$ 6,039	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled		Year Updated	2005		

Directions: Up DeArmoun to south on Gunnison. 2nd house on right. If coming down from Hillside, it's the second Gunnison intersection, a loop street.

Legal: Sun Valley Hts L7 B5

Public Remarks: Alaska country home on oversized lot bordering Rabbit Creek Greenbelt with outstanding sun exposure. Traditional two-story, cedar-sided with lovely grounds, landscaping and gardens. Roomy kitchen with roll-out birch cabinets, 2 ovens incl convection, solid-surface counters, Viking range. Built-in speakers. Sauna in full basement. Appraisal is buyer cost, listing office will hold earnest money

Residential Type: Single Family Res	Heat Type: Baseboard	Wtrfrnt-Access Near: Creek
Association Info: Dues-HOA Name: Sun Valley, Brett Ch; Dues-HOA Phone #: 345-8214; Dues-Amount: 325; Dues-Frequency: Yearly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Construction Type: Wood Frame	Sewer Type: Septic	Mortgage Info: EM Minimum Deposit: 4,000
Exterior Finish: Wood	Water-Type: Community Well	Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; Well & Septic Test
Roof Type: Asphalt/Comp Shingle	Dining Room Type: Breakfast Nook/Bar; Area	
Foundation Type: Concrete Block	Access Type: Dedicated Road; Paved; Maintained	
Miscellaneous: Basement Status: Finished	View Type: Mountains	
Floor Style: Two-Story W/Bsmnt	Topography: Level	
Garage Type: Attached; Heated	Wtrfrnt-Frontage: None	
Carport Type: None		

Features-Interior: Basement; Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Sauna; Telephone; Trash Compactor; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Wired Audio; Carpet; Ceiling Fan(s); Range-Downdraft; Smoke Detector(s)

Features-Additional: View; Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; RV Parking; TV Antenna; 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		Bath-Full	2	1	
Family Room	B	1		Bath-Three Qtr	B	1	
Kitchen	1	1		Master Bedroom	2	1	
Living Room	1	1		Bedroom	2	2	
Extra Room	B	4	Hobby area, Sauna, Utility, furnace rm	Bedroom 4	B	1	Egress questionable, 3 BR septic
Master Bath	2	1					

LO: ColdwellBanker Best Properties (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 Tuesday, May 15, 2007 4:00 PM

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