

Address: 20210 HIGHLAND RIDGE Drive



Listing #	08-3079	Price-List	\$ 362,900
Status	Active	Near	Eagle River
Zip Code	99577	Type	Residential
Bedrooms	4	Baths	2.50
Acres	0.12	Carpport #	0
Garage #	2	Latitude	61.303400
Longitude	-149.505645	Unit #	
Year Built	2005		

MLS Area: 90 - Eagle River
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Spinnel Sunflower Plan
Zoning: R3 - Multiple Family Residential

School-Elementary	Alpenglow	School-Middle	Gruening	School-High	Eagle River
Energy Rating	4+	Remote Description		SF-Gar	440
SF-Lot	5,256	SF-Res	2,137	LPSqFt\$	169.82
Tax ID	0673212100001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW0156
Taxes	\$ 5,015	Tax Year	2007	Construction Status	Existing Structure
Year Remodeled		Year Updated	2007		

Directions: Follow Driftwood Bay Dr to left on Highland Ridge Dr. Home toward the top of the hill, on the sunny right-hand side of the street. Pull into low-traffic parallel drive beside Highland Ridge.

Legal: Eagle Crossing L22 B16 The Ridge

Public Remarks: Info package, photo tour on listing licensee web site. Traditional two-story w/all four BR's upstairs. Many updates including extensive laminate flooring through main level. Tasteful designer paint accents. Stunning views and south exposure, one of the best lots at The Ridge. Landscaped, window coverings, all the benefits of new construction without the wait!

Residential Type: Single Family Res	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Association Info: Dues-HOA Name: Eagle Crossing; Dues-HOA Phone #: Klondike Mgmt; Dues-Amount: 48; Dues-Frequency: Monthly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Exterior Finish: Wood	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 3,500
Roof Type: Asphalt/Comp Shingle	Water-Type: Public	Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Floor Plan; Prop Discl Available
Foundation Type: Concrete Block	Dining Room Type: Breakfast Nook/Bar; Area	
Floor Style: Two-Story Tradtnl	Access Type: Dedicated Road; Paved; Maintained	
Garage Type: Attached; Heated	View Type: Mountains; River; Unobstructed	
Carpport Type: None	Topography: Sloping	
	Wtrfrnt-Frontage: None	

Features-Interior: Dishwasher; Disposal; Family Room; Fireplace; Microwave (B/I); Range/Oven; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Jetted Tub; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	1	1	Bath-Full	1	1
Family Room	1	1	Bath-Half	1	1
Kitchen	1	1	Master Bedroom	2	1
Living Room	1	1	Bedroom	2	3
Utility Room	2	1			
Master Bath	2	1			

LO: Coldwell Banker Best Properties (907) 562-7653

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 Friday, March 21, 2008 5:58 PM

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