

Address: 13671 KAREN Street



Listing #	09-666	Price-List	\$ 168,000
Status	Active	Near	Anchorage
Zip Code	99515	Type	Residential
Bedrooms	3	Baths	2.00
Acres	0.17	Carport #	0
Garage #	2	Latitude	61.096571
Longitude	-149.843522	Unit #	
Year Built	1978		

MLS Area: 20 - Dimond South
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1 - Single Family Residential

School-Elementary	Rabbit Creek	School-Middle	Goldenview	School-High	South Anchorage
Energy Rating		Remote Description		SF-Gar	520
SF-Lot	7,444	SF-Res	1,356	LPSqFt\$	123.89
Tax ID	0181631800001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2933
Taxes	\$ 3,371	Tax Year	2008	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: Old Seward Highway south past Huffman, E. on Karen, property on right hand side of the street.

Legal: SUNSET VIEW BLK 4 LT 12

Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Offers due by 5:00 pm on Thursday, January 22, 2009. Yard with mature trees. Carpet damaged and some missing. Wall damage in places. One bath incomplete. Price reflects condition. Buyer's risk if FHA/VA attempted, no representation this one qualifies.

Residential Type: Single Family Res
Construction Type: Wood Frame - 2x4
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Tri-Level
Garage Type: Attached; Heated; Tuck Under
Carport Type: None

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

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

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Range/Oven; Telephone; Washr&/Or Dryer Hkup; Carpet

Features-Additional: Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; Paved Driveway

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	2	1		Bath-Full	3	1	Incomplete, sold as-is
Kitchen	2	1		Bath-Three Qtr	3	1	Master bath
Living Room	2	1		Master Bedroom	3	1	
Utility Room	1	1		Bedroom	3	2	
Extra Room	1		Workshop in garage				

LO: Coldwell Banker Best Properties

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Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, January 19, 2009 4:15 PM

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