

ADDRESS: 2936 Leawood Dr AREA: 20 LISTING #: 5113755
 LEGAL: Leawood Manor L15 B2 GRID: 2427 STATUS: NEW
 NEAR: Anchorage ZIP CODE: 99515 LO INV#:
 TYPE: Sgl Fam Rs ZONING: R2M LIST PRICE: \$219,900
 STRUCTURE: Existing BEDROOMS: 3 ORIG PRICE: \$219,900
 FLOOR STYLE: Ranch BATHS: 1.50 LISTED: 10/21/2005
 CONSTRUCT: 2x4 Frame BUILT: 1976 EXPIRES:
 FOUNDATION: Concrct Blk REMODEL: 2000 SO COMM: 3.00
 EXT/ROOF: Lap/Cedar / Comp Shgl CONTRACT: Excl Right Sell
 WTRFRNT: No Wtrfront ACCESS: Paved / Maintaind / Dedicated
 VIEW TYPE:

TAX ID: 0123816500001 TAX BOOK: TAX MAP: TAX SUB#:
 ELEC MAP#: LATITUDE: 61.136662 LONGITUDE: 149.935059 BASE MAP#:

APX SF: FIN UNF HEAT TYPE: GHWBB SEWER TYPE: Public
 BSMT: FUEL: Nat Gas PROVIDER: AWWU
 FLR1: 1180 FUEL CO: SEPTIC APRVD: #BRS: #GALS:
 FLR2: AVG \$ MO: Oil/ Elec/ WATER TYPE: Public Wtr
 FLR3: TANK SIZE: GAL/YR USED: PROVIDER: AWWU
 TOTAL SF: 1180 ENERGY RATE: WELL DEPTH:
 APX LT SF: 6907 MISC: Discl Avail / Sign Posted / Nego Slr Asst
 APX ACRE: 0.16

#GARAGES: 2 GAR APX SF: 544 BR BA LR FR KT UR DR XR
 GAR TYPE: Heated / Attached BSMT: XRM:
 PERMIT #: FLR 1: 3 1.50 1 1 1 XRM: Arctic Entry
 BUILDER: FLR 2: XRM:
 DINING RM: Area FLR 3: XRM:
 INTERIOR Fireplace / Refrig / Ov/Rng / Dishwashr / Disposal / Wndw Cvrng / Fam Rm
 FEATURES: W+orD Hkup / Microwave / Electric / Telephone
 ADD'L Deck/Patio / Fence / Gar Opener / Cov/Restrict / Fire Svc / Rd Svc Area / Cable TV
 FEATURES: Landscaping
 SCHOOLS: ELEMENTARY: Kincaid MIDDLE: Mears HIGH: Dimond
 HOA/PH: HOA DUES/MO:
 PUBLIC Info package, interior photos, www.RealS8.com. Updated and remodeled one-level home with generous double garage and artic entry. Newer roof,
 REMARKS: kitchen, carpet in past 5 yrs. Convenient S Anchorage location near Fred Meyer on West Dimond.

TAXES: \$2,757 TAX YR: 2005 MILL RATE: 16.28 ASSMNTS: \$ \$ TO ASSUME:
 1st DEED: 1st PMT: 1st RATE: INCLUDING: 2nd DEED: 2nd PMT:
 AVAIL FIN: Cash / FHA / VA / Conv / AHFC MIN EM REQ'D: \$2,000

PROPERTY CONTACT: POSSESSION:
 SELLER: Barbara J Misener
 TO SHOW: Vacant / Elec LB
 DIRECTIONS: Best be come eastbound on Dimond, Rt on Roy, immediate L on Leawood. If going west on Dimond, make a U-turn @Noblewood
 MEMBER Listing office to hold earnest money. Appraisal is a buyer cost. Road improvement district cost will be \$3625.19 plus as much as 10% but no more, buyer
 REMARKS: to assume financial responsibility can add to price and finance. Project manager, Jim Lawson, 343-8120. Price discounted below comparables accordingly.

LL1: 9284 Niel Thomas LL2: 0
 HM: 907-345-1552 MBL: 907-244-5648 HM: MBL:
 DIR: 907-265-9106 DIR FAX: 907-276-4514 DIR: DIR FAX:
 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: 5
 SALE PRICE: \$0 TYPE FINANCE: SOLD: CONCESSIONS: