

Address: 3465 Lunar Drive



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Listing #	08-16069	Price-List	\$ 159,900
Status	Active	Near	Anchorage
Zip Code	99504	Type	Residential
Bedrooms	3	Baths	1.00
Acres	0.11	Carport #	1
Garage #	0	Latitude	61.188983
Longitude	-149.751421	Unit #	
Year Built	1984		

MLS Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R2A - Two Family Residential

School-Elementary	Scenic Park	School-Middle	Begich	School-High	Bartlett
Energy Rating		Remote Description		SF-Gar	
SF-Lot	4,594	SF-Res	1,048	LPSqFt\$	152.58
Tax ID	0071831000001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1639
Taxes	\$ 2,617	Tax Year	2008	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: South on Patterson from Northern Lights or North from Tudor to West on Ryan Ct. Home on S side of Ryan, corner of Lunar.
Legal: Easttown L3 B2

Public Remarks: Property details, owner standard forms on listing licensee web site. Ranch single family on corner lot with uncrowded feel. Carport with attached shed. Big westerly deck. Entrance to Baxter Bog Park across street. New carpet, paint, appliances. Buyer failed to qualify, back-on-market 3/23. New offer due date 3/26 5 PM.

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Pilings
Floor Style: Ranch-Traditional
Garage Type: None
Carport Type: Detached; Other - See Remarks

Heat Type: Forced Air
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Dedicated Road; Paved; Maintained
Topography: Sloping
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: Disposal; Washr&/Or Dryer Hkup; BR/BA on Main Level; Carpet

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

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 Monday, March 23, 2009 2:06 PM

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