

Address: 10325 Main Tree Drive

Listing #	07-2914	Price-List	\$ 300,000
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	4	Baths	4.00
Acres	0.47	Carpport #	0
Garage #	2	Latitude	61.127307
Longitude	-149.761372	Unit #	
Year Built	1975		

MLS Area: 30 - Abbott Rd - Dearthoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1A - Single Family Residential

School-Elementary	O'Malley	School-Middle	Hanshew	School-High	Service
Energy Rating		Remote Description		SF-Gar	480
SF-Lot	20,518	SF-Res	3,989	LPSqFt\$	75.21
Tax ID	0153225900001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2538
Taxes	\$ 6,536	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: North on Main Tree from O'Malley, or South on Main Tree from Abbott.**Legal:** Valli Vue Est #2 L37 B1**Public Remarks:** Please review listing info package on listing licensee web site. Large suburban neighborhood home with varying amounts of updating/remodeling. Acquired property to be sold as-is. Listing office must hold earnest money. Seller pays only title insurance, COSA testing/approval, resale cert and commissions. Buyer must waive property disclosure form. Seller says 'Bring ALL offers'.

Residential Type: Single Family Res
Association Info: Dues-HOA Name: Valli Vue HOA; Dues-HOA Phone #: Bonana, 333-1244; Dues-Amount: 120; Dues-Frequency: Yearly
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Miscellaneous: Basement Status: Finished
Floor Style: Multi-Level
Garage Type: Attached; Heated; Tuck Under
Carpport Type: None

Heat Type: Baseboard; Forced Air
Fuel Type: Natural Gas
Sewer Type: Septic
Water-Type: Community Well; Public
Dining Room Type: Formal
Access Type: Dedicated Road; Paved; Maintained
View Type: City Lights; Inlet; Mountains; Partial; Unobstructed
Topography: Sloping
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
New Finance (Terms): AHFC; Cash; Conventional
Mortgage Info: EM Minimum Deposit: 5,000
Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Well & Septic Test

Features-Interior: Basement; Den &/Or Office; Dishwasher; Electric; Family Room; Fireplace; Range/Oven; Telephone; Washr&/Or Dryer Hkup; BR/BA on Main Level; CO Detector(s); Carpet; 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 Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Family Room	3	1		Bath-Full	2	2	
Family Room	1	2		Bath-Full	1	1	
Kitchen	2	1		Master Bedroom	3	1	
Living Room	2	1		Bedroom	3	1	
Extra Room	2	1	Pantry	Bedroom	2	3	
Extra Room	1	1	Office				
Master Bath	3	1					

LO: Coldwell Banker 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 Wednesday, December 19, 2007 10:28 AM**

The information on this sheet has been made available by the MLS and may not be the listing of the provider.