

Address: 7645 Melody Commons Court #8



List Number	07-10254	Price-List	\$ 230,000
Status	Active	Near	Anchorage
Zip Code	99504	Type	Condominium
Beds	3	Baths	4.00
Acres	0.00	Carpport	0
Garage	2	Latitude	61.221789
Longitude	-149.737676	Unit Floor #	
Condo Type	4 - Townhouse Style	Year Built	2004
Dues-Amount	142.50	Dues-Frequency	Monthly

Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2M - Multi Family Residential

School-Elementary	Creekside Park	School-Middle	Clark	School-High	Bartlett
Energy Rating		Remote Description		SF-Res	2,291
SF-Gar	449	SF-Lot	0	LPSqFt\$	100.39
Tax ID	0060331700801	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1240
Taxes	\$ 3,346	Tax Year	2006	Construction Status	Existing Structure
Subdivision		Year Remodeled		Year Updated	
Project Name/Unit #	Melody Commons #8				

Directions: West on Duben from Muldoon Rd on Melody Pl which turns Rt into Melody Commons Ct. Last unit on Left.

Public Remarks: Best location top of hill at end of street w/unobstructed easterly views of mountains. Solid-surface counters, stainless appliances. Functional 30level plan w/master suite on main level. Two secondary BR's upstairs each have own bath. Family room on lower level has bath. About half of lower level is partially finished storage/hobby areas. Virtual tour, info pkg on listing licensee website.

Miscellaneous: Parking Space-Ttl #: 4; Basement Status: Finished	Roof Type: Asphalt/Comp Shingle	View Type: Mountains; Unobstructed
Building Info: Builder Name & Co: Prestige Homes	Dining Room Type: Area; Breakfast Nook/Bar	Access Type: Dedicated Road; Maintained; Paved
Condo/Assoc Info: Association Name: Melody Commons HOA; Condo Mgmt Contact: Real Estate Unlimate; Condo Mgmt Phone #: 345-4110	Garage Type: Heated; Tuck Under	Wtrfrnt-Access Near: None
Dues Include: Insurance; Sewer; Snow Removal; Water	Carpport Type: None	Wtrfrnt-Frontage: None
Construction Type: Wood Frame	Heat Type: Forced Air	Topography: Level
Exterior Finish: Wood	Fuel-Type: Natural Gas	Mortgage Info: EM Min Deposit: 2,500
	Sewer-Type: Public	New Finance (Terms): AHFC; Cash; Conventional; FHA; Other - See Remarks; VA
	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS; Floor Plan; Prop Discl Available; Re-Sale Cert

Features-Interior : Basement; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave; Range/Oven; W &/or Dryer Hookup; Window Coverings; CO Detector(s); BR/BA on Main Level; Carpet; Hardwood Flooring; Smoke Detector(s)

Features-Additional: Cable TV; Covenant/Restriction; Fire Service Area; Garage Door Opener; View; End Unit; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	3	1		Extra Room	1	1	Workshop/bonus
Family Room	1	1		Extra Room	1	1	Mechanical
Kitchen	3	1		Master Bedroom	2	1	
Living Room	3	1		Bedroom	3	2	
Utility Room	2	1					
Bath-Full	1	1					
Bath-Full	3	2					
Master Bath	2	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 Monday, October 01, 2007 11:59 AM

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